



Agenda

Environment, Land Use and Planning Committee – Monday 1st September 2025 @ 5pm (via Zoom)

1. Welcome and apologies for absence.

2. Declarations of Interest.

To receive disclosures of personal/prejudicial interests from Members:

Note: Members are requested to identify the item number and subject matter to which their interest relates and to signify the nature of the personal/prejudicial interest; and where Members withdraw from the meeting as a consequence of the disclosure of a prejudicial interest, they must notify the Chair when they leave.

3. Well-Being of Future Generations (Wales) Act 2015

To note the Well-Being of Future Generations (Wales) Act 2015 imposes a duty on public bodies including the Town Council to carry out sustainable development in accordance with the sustainable development principle and to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

4. Chief Executive's Report. (pages 1-17)

- 4.1 Berw Road Allotments Access - Update
- 4.2 Berw Field – Report & Costs Update
- 4.3 Allotment Rents 2026/27
- 4.4 Bus Shelters – Contractors Report
- 4.5 Kingsland Allotments
- 4.6 St Lukes/Hawthorn Memorial – Hedge Cutting
- 4.7 Glyn Taf Solar Farm

Committee Members

Councillor S. Pritchard (Chair)
Councillor L. Davies
Councillor A. Kabid
Councillor C. Thomas
Councillor C. Morgan

Councillor H. Gronow
Councillor C. Lisles
Councillor S. Carter
Councillor A. Karadog (Vice Chair)



Tony Graham
Chief Executive/Town Clerk
26th August 2025

***The zoom link for the meeting is available on request by emailing
info@pontypriddtowncouncil.gov.uk***

Please Note

If there are any specific details you wish to raise regarding, for example, background information or require additional detail, it would greatly assist if you could contact the office in advance so that the information and answers can be made available at the meeting.



Chief Executive's Report Environment, Land Use and Planning Committee 1st September 2025

1. Berw Road Allotments Access - Update

Members will recall that the Chief Executive had previously been requested to seek an update regarding the restricted access to Berw Road Allotments.

In consultation with the Chair, the Chief Executive contacted JM at RCT who has responsibility in this area. Initial contact was made on 25/3/25 and responded to the same day with JM confirming that an officer would prioritise this matter. There was no confirmation or further contact until the Chief Executive followed up via email on 22/7/25 requesting an update. On 24/7/25 JM stated that due to staff absence no progress had been made, and the Chief Executive acknowledged the email and requested an update once progress had been made. There has been no further contact from JM/RCT, and the Chief Executive has followed up this matter with a further email on 20/8/25.

Members are asked to confirm whether a formal complaint or any other action should be made in this matter as progress has been extremely disappointing. In addition, the Chief Executive has been asked for progress reports from local residents who are also concerned at the lack of action in this matter.

DECISION REQUIRED:

To provide instructions to the Chief Executive and confirm whether a formal complaint should be made in this matter. Alternatively, an additional follow up email could be sent indicating that should no progress be made then a formal complaint would be made.

2. Berw Field – Report & Costs Update (page 5)

Members will be aware that a report has been received from our Land Use Consultants in respect of Berw Field. This report has been shared with local ward

Members and made available to other Members. A copy of that report is attached for the attention of this Committee.

Using that report, a site meeting was arranged with a commercial landscape gardening company. Attempts were made to discuss this contract with other landscape companies. One attended and then did not follow up. Enquiries were made with 4 local Nurseries, and none would take on this contract but one pointed in the direction of JSL who we have now contacted as indicated above.

The Chief Executive has, after conversations with LUC and JSL, extracted out a schedule of works which, whilst not completely following all LUC's recommendations (especially in terms of the number of visits to carry out relatively minor work – such as watering or weeding – or work that could be carried out internally) does cover all the key elements of the work recommended.

This schedule has been costed following email and virtual conversations with JSL and is yet to be formally agreed but the costs are unlikely to change significantly. Members are asked to permit a 5-10% adjustment should that be deemed necessary. The costs schedule is attached for the attention of Members and for their approval. Members may recall that previously £7,500 was ring fenced from monies received from Dwr Cymru and an additional £2,500 was approved towards the works. However, this final figure will need approval from the Policy & Finance Committee.

Members should also note that a site meeting took place recently with local ward members, the Chief Executive and local residents to provide an update on progress. New planters have already been ordered and will be put in place shortly.

DECISION REQUIRED:

To note the report and recommend that this sum (with a 5-10% variation) is agreed by the Policy & Finance Committee at its next meeting.

3. Allotment Rents 2026/27

Members are referred to a previous Committee meeting (September 2024) where allotment rents were increased from £24 per year to £26 per year for the current financial year. Although the Chief Executive had recommended an increase prior to that of £36 per year, Members felt that a gradual increase was more appropriate.

As has been stated previously, the costs of improving, administering and addressing emergency issues at the Council's allotment sites is not covered by the fees charged and it has always been accepted that this is an area that should be subsidised for the good of the various communities in the Town Council area. However, that does not mean that a reasonable element of the costs should not be borne by allotment tenants and even though rents have not been increased in line with inflation historically the Chief Executive believes that sensible increases each year, communicated in advance to tenants, should take place.

Therefore, in light of Members preference for a gradual increase, the Chief Executive recommends that for the financial year 2026-27 (commencing 1st April 2026) the rent for a normal size allotment garden plot be increased from £26 per year to £30 per year and that this be immediately communicated to all tenants and associations.

DECISION REQUIRED:

To confirm whether the allotment rents for a normal size allotment garden plot be increased from £26 to £30 per year.

4. Bus Shelters – Contractors Report

Members will recall that GW Shelters have been appointed to inspect the Town Council's bus shelters annually and to clean the shelters twice a year. We have now received the first annual inspection report which is available should members require a copy. No significant issues have been reported although some minor painting issues have been reported. During the inspection it was discovered that the Council actually has 69 shelters not 67 as originally reported. The contractor has agreed to include those shelters in the cleaning schedule at no extra cost as the Chief Executive has agreed to allow the contractor to refill their water bowser at the Taff Meadow site at no cost.

Members might also like to note that a repair to the roof of one of the shelters at Rhydyfelin has now been carried out.

DECISION REQUIRED:

To note the report.

5. Kingsland Allotments (pages – 6-8)

Members are asked to note that due to historic failings issues with some of the Council's allotment sites, including Kingsland allotments, key issues have not been addressed. At this site a number of plots have become overgrown and disused and remedial works have never been carried out. As the internal team (TG, MO, KM) come across these issues, cost effective solutions are being sought. Unfortunately, at this site some significant remedial work is required to clear brambles, disused pigeon lofts, asbestos sheets and other rubbish from a number of plots. Members are referred to the attached photos.

The work will cost £2,900 and once completed will free up between 8-12 plots which will be managed by the existing allotment committee. There is sufficient money in the current allotment budget to cover these costs and no request from general reserves will need to be approved by the Policy & Finance Committee.

DECISION REQUIRED:

To note the report and photos and to agree that this work be carried out as soon as possible.

6. St Lukes/Hawthorn Memorial – Hedge Cutting

Cllr Lisles has previously highlighted to the Chair and the Chief Executive that the height of the hedge at the war memorial at St Lukes Church, Hawthorn has increased over recent years making local commemoration events challenging.

She has requested that this hedge be cut to a lower level making events more accessible for the public. Although the Chief Executive has some concerns about creating a precedent, it is recommended that the work is carried out as a 'one off' this year prior to upcoming events.

DECISION REQUIRED:

To note the report and confirm that the work be carried out once the church and RCT have been informed.

7. Glyn Taf Solar Farm (pages – 9-17)

Members may be aware that the DNS Application for Glyn Taf Solar Farm has now been accepted by the Welsh Government and will be considered by the relevant Inspector. The Town Council are allowed to make representations should they so wish by 18/9/25. A copy of the relevant correspondence is attached.

Cllr Lisles has suggested the following observations be made:

- 1. Road surface of the lane being used to deliver the panels. Having driven up it recently, it is not in a good state. Has the company included any provision for improving the lane as part of its proposal. If not, can they do so please? You may also wish to check on this with the relevant local representative?*
- 2. Community Benefits grant funding organisation. Has the proposal specified how this will be organised? If not, can it do so now before final decision. If it is specified, is the Town Council seen as a principal part of the grant distributing structure? If not, can this be added in as a firm commitment?*

Members are asked to confirm that they are content for the Chief Executive to make these representations.

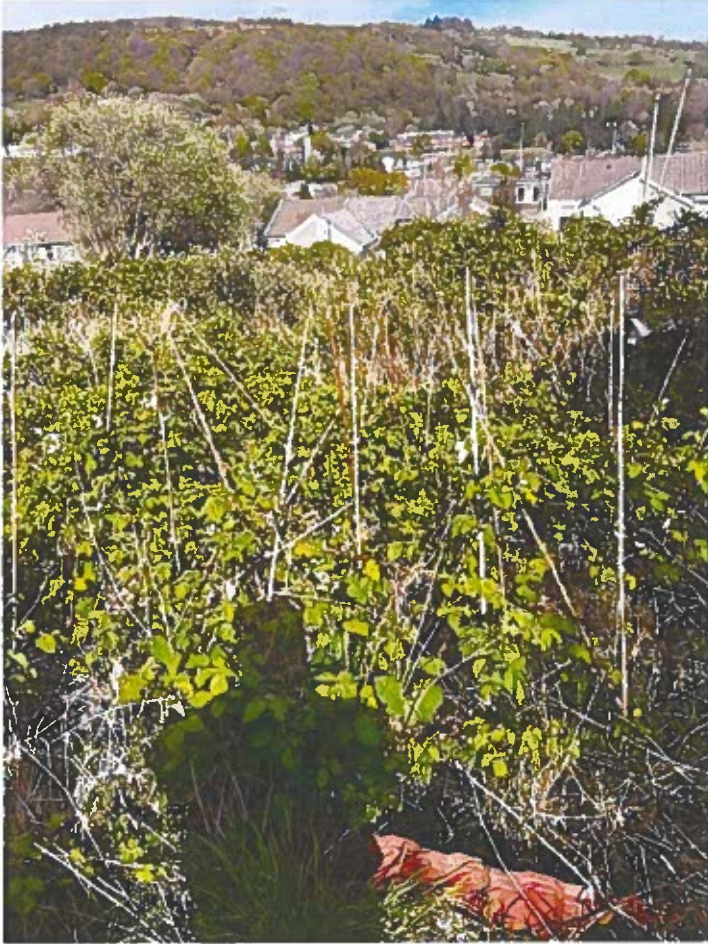
DECISION REQUIRED:

To note the report and provide the Chief Executive with instructions in this matter.

Berw Road Field - Costs Schedule

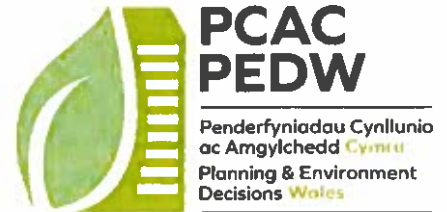
<u>Item Description</u>	<u>Year 1 Costs</u>	<u>Year 2+ Costs</u>
Area 1 - Rear Woodland and Scrub edges		
Rear woodland and scrub rotational cut of brambles	900	960
Maintenance of scrub and woodland	900	960
Area 2 - Meadow Grassland (M1, M2, M3, M4)		
Apply herbicide and remove brambles	2350	n/a
Establish areas M3, M4	1000	
Maintenance of M1-M4 (x2 cuts only @£700ea)	1400	
First Hay Cut of M1-M4 (from year 2 after established)		
Cut 3/4 of M1-M4 Hay Cut (year 2?)		800
Overwinter cut (not needed if above cuts take place)		
Leaf clearance of M1-M4 (x2 visits only @£80ea; review in yr2)	160	160
Area 3 - Bramble B1, B2)		
Cut back B1 B2 (to be followed by conversation about height)	650	
Maintain buffer strip (from year 2)		150
General		
Amenity Grassland (x4 cuts per year @£240ea)	960	960
Cut grass paths (reduce to x6 per year @ £60ea)	360	360
Trees (PT 1-5) (x5 @£255 ea)	1275	n/a
Watering (x4 year 1 @£100ea then call offs year 2 on)	400	
Top up mulch (x5 @ £15 ea)	75	
Weed control (reduce to x6 x5 @£5 ea then x3 year 2)	150	75
New Planters (x4)	n/a	n/a
Refresh planting (not needed)	n/a	n/a
Weeding pots (not needed))	n/a	n/a
TOTAL	10580	4425







Swyddfeydd Llywodraeth Cymru
Parc Cathays
Caerdydd
CF10 3NQ



Welsh Government Offices
Cathays Park
Cardiff
CF10 3NQ

Ein Cyf / Our Ref: CAS-03147-D7S9P8

Ffôn / Tel: 0300 123 1590
E-Bost / E-Mail: PEDW.infrastructure@gov.wales

Dyddiad / Date: 14.08.2025

Mr Conor Cochrane o / of NEO Environmental Limited (Asiant yr Ymgeisydd / Applicant's Agent)

Cyngor Bwrdeistref Sirol Rhondda Cynon Taf / Rhondda Cynon Taf County Borough Council
(Awdurdod Cynllunio Lleol / Local Planning Authority)

Ymgynghoreion Arbenigol / Ymgynghoreion Cymunedol / Phartïon â Buddiant |
Specialist Consultees / Community Consultees / Interested Parties

(gan E-Bost / via E-Mail)

Annwyl Syr / Madam | Dear Sir / Madam

**** English Text follows the Welsh text, see page 06 onwards****

Deddf Cynllunio Gwlad a Thref 1990 (fel y'i diwygiwyd) ('Deddf 1990')
Rheoliadau Datblygiadau o Arwyddocâd Cenedlaethol (Cymru) 2016
(fel y'u diwygiwyd) ('y Rheoliadau DAC')
Gorchymyn Datblygiadau o Arwyddocâd Cenedlaethol (Gweithdrefn) (Cymru) 2016
(fel y'i diwygiwyd) ('y Gorchymyn Gweithdrefn DAC')

Cais gan: Renantis UK Limited

Cyfeiriad y safle: Tir yn Fferm Glyn Taf, Ffordd Bryn Tail, Rhydyfelin, Pontypridd, CF37 5LT

Datblygiad arfaethedig: Mae'r datblygiad yn cynnwys gosod, gweithredu a datgomisiynu dilynol cynllun ynni adnewyddadwy sy'n cynnwys araeau solar ffotofoltäig wedi'u gosod ar y ddaear ynghyd â chyfansoddyn is-orsaf, gorsafoedd trawsnewidyddion, trac mynediad mewnol, tirlunio, mesurau bioamrywiaeth, ffensys ffiniau, mesurau diogelwch, pyst teledu cylch cyfyng, tŷ monitro, cynwysyddion storio, gwella mynediad a seilwaith ategol. Bydd gan yr araeau solar gapasiti cyfunol o hyd at 39.9MWp

Rydym yn croesawu gohebiaeth Gymraeg. Cewch ateb Cymraeg i bob gohebiaeth Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome correspondence in Welsh. Correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not involve any delay.

Cyflwynwyd y cais uchod i Weinidogion Cymru i'w archwilio. Ystyrir ei fod yn cynnwys yr holl ddogfennau ategol hanfodol a thalwyd y ffioedd angenrheidiol yn llawn; fel y cyfryw, mae'n gais dilys a bydd y cyfnod archwilio'n dechrau nawr.

Yr Arolygydd a benodwyd i archwilio'r Cais Datblygiad o Arwyddocâd Cenedlaethol (DAC) hwn yw: N Jones BA (Anrh) MSc MRTPI

Mae dogfennau'r cais i'w gweld ar y wefan (DAC):

<https://planningcasework.service.gov.wales/> - a chwiliwch am CAS-03147-D7S9P8

Mae'r ohebiaeth hon yn gyfystyr ag **hysbysiad derbyn swyddogol o dan Erthygl 15(2) y Gorchymyn Gweithdrefn DAC.**

Dylai'r holl bartïon ddarllen y canlynol yn ofalus i sicrhau eu bod yn deall y broses a nodi unrhyw derfynau amser perthnasol.

1. Yr Awdurdod Cynllunio Lleol

Mae nawr yn ofynnol i'r Awdurdod Cynllunio Lleol (ACLI) arddangos hysbysiad ar y safle, fel mater o frys, mewn o leiaf un lle ar neu gerllaw'r tir y mae'r cais yn ymwneud ag ef, am gyfnod nad yw'n llai na 30 diwrnod.

Rhaid codi'r hysbysiadau o fewn 5 diwrnod gwaith o ddyddiad yr Hysbysiad Derbyn hwn. Rhaid i'r ACLI ysgrifennu at Penderfyniadau Cynllunio ac Amgylchedd Cymru (PCAC) drwy PEDW.infrastructure@gov.wales i gadarnhau ei fod wedi cydymffurfio â'r gofyniad i godi'r hysbysiad safle cyn gynted â phosibl ar ôl i'r hysbysiadau gael eu codi.

Hefyd, rhaid i'r ACLI roi ar y gofrestr gynllunio, cyn pen 5 diwrnod gwaith o ddyddiad y llythyr hwn, gopi o'r dogfennau canlynol:

- y cais a wnaed i Weinidogion Cymru;
- yr hysbysiad o dderbyn cais a roddwyd gan Weinidogion Cymru dan Erthygl 12 Gorchymyn Datblygiadau o Arwyddocâd Cenedlaethol (Gweithdrefn) (Cymru) 2016;
- yr hysbysiad derbyn a roddwyd gan Weinidogion Cymru mewn perthynas â chais dan Erthygl 15(2), h.y. yr hysbysiad hwn.

Er mwyn i'r Arolygydd penodedig ystyried y cais yn llawn a chyflwyno adroddiad i Weinidogion Cymru, mae'n hollbwysig bod yr ACLI yn llunio Adroddiad ar yr Effaith Leol (AELI) cynhwysfawr, fel sy'n ofynnol gan Adran 62I(4) Deddf 1990, a Rheoliad 25 y Gorchymyn Gweithdrefn DAC. Rhaid i PCAC dderbyn yr adroddiad hwn heb fod yn hwyrach na 18.09.2025.

Mae Adran 62K Deddf 1990, a Rheoliad 25 y Gorchymyn Gweithdrefn DNS yn pennu'r gofynion lleiaf ar gyfer cynnwys AELI. Mae'r rhain fel a ganlyn:

Rydym yn croesawu gohebiaeth Gymraeg. Cewch ateb Cymraeg i bob gohebiaeth Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

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- Effaith debygol y datblygiad ar yr ardal;
- hanes cynllunio'r safle;
- dynodiadau lleol sy'n berthnasol i'r safle / cwrmpasoedd;
- unrhyw bolisiâu cynllunio lleol, arweiniad neu ddogfennau eraill;
- amodau neu rwymedigaethau drafft y mae'r ACLI o'r farn eu bod yn angenrheidiol er mwyn lliniaru effeithiau tebygol y datblygiad; a
- thystiolaeth o'r cyhoeddusrwydd a roddwyd gan yr ACLI, yn unol â'r Gorchymyn Gweithdrefn h.y. copi o'r hysbysiad safle, llun o'r hysbysiad safle'n cael ei arddangos a map yn dangos lleoliad yr hysbysiad safle; ac
- os oes unrhyw ganiatâd (caniatadau) eilaidd yn cael ei geisio gyda'r cais, rhaid i'r AELI fynd i'r afael ag effaith tebygol rhoi'r caniatâd (caniatadau) hefyd, yn ddelfrydol fel adrannau ar wahân ar gyfer pob caniatâd eilaidd.

Os bydd yr ACLI yn methu cyflwyno'r AELI erbyn y dyddiad cau a bennwyd uchod, ni fydd yn derbyn swm llawn y ffi. Os caiff y AELI ei gyflwyno hyd at 14 diwrnod ar ôl y dyddiad cau, bydd yr ACLI yn cael hanner ei ffi yn unig, ac os caiff y AELI ei gyflwyno mwy na 14 diwrnod ar ôl y dyddiad cau, ni fydd yr ACLI yn derbyn unrhyw ffi o gwbl. Mae rhagor o wybodaeth am ffioedd i'w gweld yn Rheoliadau Datblygiadau o Arwyddocâd Cenedlaethol (Ffioedd) (Cymru) 2016.

2. Ymgynghoreion Arbenigol

Caiff ymgynghoreion arbenigol eu diffinio yn y Gorchymyn Gweithdrefn DAC, a chânt eu pennu gan y meini prawf sydd wedi'u rhestru yn Atodlen 5 i'r Gorchymyn. Mae'n ofynnol i ymgynghoreion arbenigol ddarparu ymateb o sylwedd i'r ymgynghoriad hwn heb fod yn hwyrach na 18.09.2025 drwy rinwedd Erthygl 23 y Gorchymyn.

Mae'r Ymgynghoreion Arbenigol a nodwyd gennym ar gyfer y cais hwn wedi'u rhestru yn **Atodiad A**.

3. Ymgynghoreion Cymunedol a Phartïon â Buddiant

Caiff Ymgynghoreion Cymunedol eu diffinio yn y Gorchymyn Gweithdrefn DAC, fel

- a) pob cynghorydd cyngor sir neu gyngor bwrdeistref sirol sy'n cynrychioli ward etholiadol y lleolir ynddi dir y mae'r cais arfaethedig yn ymwneud ag ef; a
- b) pob cyngor cymuned y lleolir yn ei ardal dir y mae'r cais arfaethedig yn ymwneud ag ef.

Caiff y partïon sy'n bodloni'r meini prawf uchod, ac unrhyw unigolyn arall â buddiant, eu gwahodd i gyflwyno eu sylwadau ar y cais hwn. Os hoffech wneud sylwadau ar y cais, rhaid i'ch sylwadau gael eu derbyn erbyn 18.09.2025. Gallwch gyflwyno eich sylwadau drwy'r e-bost, drwy'r wefan neu drwy'r post. Mae ein cyfeiriad e-bost a'n cyfeiriad post i'w gweld ar frig yr hysbysiad hwn. Ni fydd unrhyw sylwadau sy'n cael eu cyflwyno ar ôl y dyddiad cau yn cael eu derbyn.

Rydym yn croesawu gohebiaeth Gymraeg. Cewch ateb Cymraeg i bob gohebiaeth Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

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Bydd yr holl sylwadau yn cael eu cyhoeddi ar y wefan. Ni fydd manylion personol, fel cyfeiriadau e-bost a rhifau ffôn, ar gael i'r cyhoedd.

4. Pob parti

Bydd y weithdrefn yn cael ei phenderfynu deng diwrnod gwaith ar ôl y dyddiad cau ar gyfer sylwadau a'r AELI. Dylech fod yn ymwybodol, os oes angen cynnal gwrandawriad neu ymchwiliad:

- Mae'n debygol o gael ei drefnu o fewn amserlen dynn. Fel y cyfryw, ni fydd modd trafod y dyddiad ar gyfer y digwyddiad. Fodd bynnag, byddwn yn rhoi rhybudd ysgrifenedig o'r trefniadau o leiaf 4 wythnos ymlaen llaw; a
- Bydd yr Arolygydd yn gwahodd y rhai y mae ef/hi o'r farn y mae eu presenoldeb yn angenrheidiol, a nhw yn unig fydd â'r hawl i gymryd rhan. Fodd bynnag, bydd unrhyw Wrandawriad neu Ymchwiliad yn ddigwyddiad cyhoeddus ac, fel y cyfryw, byddai croeso i unrhyw barti fod yn bresennol ac arsylwi'r trafodion.

Gallai'r Arolygydd farnu bod angen cyfnod atal (dan Adran 62L(5) Deddf 1990), a fydd yn atal y cyfnod archwilio. Bydd hysbysiad ysgrifenedig yn cael ei gyflwyno i bob parti mewn achosion lle mae'r Arolygydd o'r farn bod angen cyfnod atal.

Mae rhagor o arweiniad ar y broses DAC i'w weld ar y dudalen ganlynol:

<https://llyw.cymru/datblygiadau-o-arwyddocad-cenedlaethol-dns-canllawiau>

Os oes angen rhagor o wybodaeth arnoch, mae pob croeso i chi gysylltu â mi.

Yn gywir

Rhys Rigby

Rhys Rigby
Swyddog Achos

Rydym yn croesawu gohebiaeth Gymraeg. Cewch ateb Cymraeg i bob gohebiaeth Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

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ATODIAD A: Rhestr o Ymgygoreion Arbenigol

- Cyfoeth Naturiol Cymru
- Cadw
- Dŵr Cymru
- Yr Awdurdod Priffyrdd Lleol
- Llywodraeth Cymru (fel Awdurdod Priffyrdd)
- Gwasanaeth Tân ac Achub De Cymru
- Tim Polisi Pridd a Defnydd Tir Amaethyddol Llywodraeth Cymru
- Yr Awdurdod Glo

**** English text begins on the next page****

Rydym yn croesawu gohebiaeth Gymraeg. Cewch ateb Cymraeg i bob gohebiaeth Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

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Town and Country Planning Act 1990 (as amended) ('the 1990 Act')
The Developments of National Significance (Wales) Regulations 2016 (as amended)
('the DNS Regulations')
The Developments of National Significance (Procedure) (Wales) Order 2016
(as amended) ('the DNS Procedure Order')

Application by: Renantis UK Limited

Site address: Land at Glyn Taff Farm, Bryn Tail Road, Rhydyfelin, Pontypridd, CF37 5LT

Proposed development: The development comprises the installation, operation and subsequent decommissioning of a renewable energy scheme comprising ground mounted photovoltaic solar arrays together with substation compound, transformer stations, internal access track, landscaping, biodiversity measures, boundary fencing, security measures, CCTV posts, monitoring house, storage containers, access improvement and ancillary infrastructure. The solar arrays will have a combined capacity of up to 39.9MWp

The above application has been submitted to the Welsh Ministers for examination. It is considered to contain all essential supporting documents and the necessary fees have been paid in full; as such, it is a valid application and the examination period will now commence.

The Inspector appointed to examine this Development of National Significance (DNS) Application is: N Jones BA (Hons) MSc MRTPI

The application documents can be found on the DNS website:

<https://planningcasework.service.gov.wales/> - and search for CAS-03147-D7S9P8

This communication constitutes an **official notice of acceptance under Article 15(2) of the DNS Procedure Order**.

All parties should read the following carefully to ensure they understand the process and note any relevant deadlines.

1. Local Planning Authority

The Local Planning Authority (LPA) is now required to display a notice on site, as a matter of urgency, in at least one place on or near to the land which the application relates, for a period of not less than 30 days.

The notices must be erected within 5 working days of the date of this Acceptance Notice. The LPA must write to Planning and Environment Decisions Wales (PEDW) via PEDW.infrastructure@gov.wales to confirm that it has complied with the requirement to erect the site notice as soon as possible after the notices have been erected.

The LPA must also place on the planning register, within 5 working days of the date of this letter, a copy of the following documents:

**Rydym yn croesawu gohebiaeth Gymraeg. Cewch ateb Cymraeg i bob gohebiaeth
Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.**

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- the application made to the Welsh Ministers;
- the notification of receipt of an application given by the Welsh Ministers under Article 12 of the Developments of National Significance (Procedure) (Wales) Order 2016;
- the notice of acceptance given by the Welsh Ministers in relation to an application Article 15(2), i.e. this notice;

In order for the appointed Inspector to fully consider the application and report to the Welsh Ministers, it is crucial that the LPA produces a comprehensive Local Impact Report (LIR) as required by Section 62I(4) of the 1990 Act, and Regulation 25 of the DNS Procedure Order. This must be received by PEDW by no later than 18.09.2025.

Section 62K of the 1990 Act, and Regulation 25 of the DNS Procedure Order sets the minimum requirements for the content of an LIR. These are:

- The likely impact of the development on the area;
- planning history of the site;
- local designations relevant to the site / surroundings;
- any relevant local planning policies, guidance or other documents;
- draft conditions or obligations which the LPA considers necessary for mitigating any likely impacts of the development; and
- evidence of the publicity undertaken by the LPA in accordance with the Procedure Order, i.e. a copy of the site notice, a photograph of the site notice on display and a map showing the location of the site notice; and
- If any secondary consent(s) are sought with the application, the LIR must also address the likely impact of the consent(s) being granted, preferably as separate sections for each secondary consent.

If the LPA fails to submit the LIR by the deadline specified above, it will not receive the full fee amount. If the LIR is submitted up to 14 days after the deadline, the LPA will receive only half of its fee, and if the LIR is submitted more than 14 days after the deadline, the LPA will not receive a fee at all. Further information about fees can be found in the Developments of National Significance (Fees) (Wales) Regulations 2016.

2. Specialist Consultees

Specialist Consultees are defined in the DNS Procedure Order and are determined by the criteria listed in Schedule 5 to the Order. Specialist consultees are required to provide a substantive response to this consultation no later than 18.09.2025 by virtue of Article 23 of the Order.

The Specialist Consultees that we have identified for this application are listed in **Annex A**.

3. Community Consultees and Interested Parties

Community Consultees are defined in the DNS Procedure Order as:

Rydym yn croesawu gohebiaeth Gymraeg. Cewch ateb Cymraeg i bob gohebiaeth Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome correspondence in Welsh. Correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not involve any delay.

- a) each county or county borough councillor representing an electoral ward in which the land to which the proposed application relates is situated; and
- b) each community council in whose area the land to which the proposed application relates is situated

The parties who meet the above criteria, and any other interested person, are invited to submit their representations about this application. Should you wish to comment on the application, your representation must be received by 18.09.2025. You may submit your representation by e-mail or by post. Our email and postal address can be found in the header of this notice. Any representations submitted after the deadline will not be accepted.

All representations will be published to the website. Personal details such as e-mail addresses and telephone numbers will not be made available to members of the public.

4. All parties

The procedure will be determined ten working days after the representations and LIR deadline has passed. You should be aware that if a hearing or inquiry is required:

- It is likely to be arranged within a tight timescale. As such, the date for the event will not be negotiable. However, we will provide at least 4 weeks' written notice of the arrangements; and
- The Inspector will invite those whose presence he/she considers necessary and only they will be entitled to participate. However, any Hearing or Inquiry will be a public event and, as such, any party would be welcome to attend and observe proceedings.

The Inspector may consider a suspension period necessary (under Section 62L(5) of the 1990 Act), which will halt the examination period. All parties will be served a written notice in the case where an Inspector considers a suspension period is required.

Further guidance on the DNS process can be found on the following page:

<https://gov.wales/developments-national-significance-dns-guidance>

If you require any further information, please do not hesitate to contact me.

Yours sincerely

Rhys Rigby

Rhys Rigby

Case Officer

Rydym yn croesawu gohebiaeth Gymraeg. Cewch ateb Cymraeg i bob gohebiaeth Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

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ANNEX A: List of Specialist Consultees

- Natural Resources Wales
- Cadw
- Dŵr Cymru
- Local Highways Authority
- Welsh Government (as Highway Authority)
- South Wales Fire and Rescue Service
- Welsh Government Agricultural Land Use & Soil Policy Team
- The Coal Authority

Rydym yn croesawu gohebiaeth Gymraeg. Cewch ateb Cymraeg i bob gohebiaeth Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

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