



STRONG HERITAGE | STRONG FUTURE
RHONDDA CYNON TAF
 TREFTADAETH GADARN | DYFODOL SICR

Development Control, Sardis House
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www.rhondda-cynon-taf.gov.uk/planning

Application for Planning Permission

Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number		Suffix	
Property Name 			
Address Line 1 			
Address Line 2 			
Town/city 			
Postcode 			

Description of site location (must be completed if postcode is not known)

Easting (x)	Northing (y)
293398	205753

Description

The Site is located in the County Borough of Rhondda Cynon Taf, approximately 800m east of Rhigos village, and circa 1.4km west of the village of Hirwaun. Bennau Brycheiniog (formerly known as the Brecon Beacons) National Park is located approximately 700m to the north of the Site. The Site is currently used for livestock grazing and comprises several small irregularly shaped pasture fields that are intersected by multiple drainage ditches and hedgerows. The fields are enclosed by hedgerows and small sporadic areas of woodland. A large pond lies to the northeast corner of the Site. To the north and northeast of the Site lies an area of vegetation and waterbodies associated with previous coal-mining activities. North of this lies Rhigos Road, on the opposing side of which is a dense tree cover screening an industrial estate. The east, south, and west boundaries of the Site are bound by fields, within and beyond which were previously areas of open cast mining.

Applicant Details

Name/Company

Title

Mr

First name

Tim

Surname

Mourant

Company Name

Regener8 Rhigos Limited (14397097) & Enviromena Developments UK Limited (13182236)

Address

Address line 1

The Surrey Technology Centre

Address line 2

The Surrey Research Park

Address line 3

Guildford

Town/City

Surrey

Country

England

Postcode

GU2 7YG

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Email address

Site Area

What is the site area?

16.13

Scale

Hectares

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

- ☐ Yes
- ☒ No

Description of the Proposal

Description

Please describe the proposed development including any change of use

The Proposed Development is for a Solar Farm and Associated Infrastructure with a maximum export capacity of 7750.10 kVA. The site boundary is illustrated on the accompanying General Layout drawing and covers an area of approximately 16 hectares with a total of 18,144 ground mounted solar photovoltaic panels. Ancillary infrastructure within the Proposed Development includes a DNO substation, customer switchgear enclosure, low voltage transformer stations, maintenance track, post and wire perimeter fence, and CCTV cameras. This is outlined in greater detail in Chapter 2 of the accompanying Planning Statement.

Has the work or change of use already started?

- ☐ Yes
- ☒ No

Existing Use

Please describe the current use of the site

The Site is currently used for livestock grazing, is not covered by any environmental or policy designations, and is the site of a former open cast coal mine.

Is the site currently vacant?

- ☐ Yes
- ☒ No

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

- ☐ Yes
- ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
- ☒ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

☒ Yes

☐ No

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land

Area of previously developed land proposed for new development

16.13

hectares

Area of greenfield land proposed for new development

0.00

hectares

Materials

Does the proposed development require any materials to be used in the build?

☒ Yes

☐ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

n/a

Proposed materials and finishes:

Standard Glass Reinforced Plastic (GRP). Muted colours to reduce the perceptibility of features and respond to the hues of the local landscape.

Type:

Roof

Existing materials and finishes:

n/a

Proposed materials and finishes:

Standard Glass Reinforced Plastic (GRP). Muted colours to reduce the perceptibility of features and respond to the hues of the local landscape

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

n/a

Proposed materials and finishes:

2.05m high Post and Wire Perimeter Fence (deer fence) with associated access gates.

Type:

Vehicle access and hard standing

Existing materials and finishes:

n/a

Proposed materials and finishes:

Crushed Stone maintenance track. Minor areas of hardstanding beneath DNO enclosure, switchgear enclosure, and LV station, as shown on the General Layout Plan.

Type:

Doors

Existing materials and finishes:

n/a

Proposed materials and finishes:

Standard Glass Reinforced Plastic (GRP). Muted colours to reduce the perceptibility of features and respond to the hues of the local landscape

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Access Track Section Details
Agricultural Land Classification
Building Section Drawings
Coal Mining Risk Assessment
Construction Traffic Management Plan
Ecological Assessment Report
EIA Screening Opinion
Flood Risk Assessment
General Layout Plan
Historic Environment Assessment
Land Contamination Preliminary Risk Assessment
Landscape and Ecological Management Plan
Landscape and Visual Appraisal
Landscape Proposals Plan
Location Plan
Planning Design and Access Statement
PV Section Drawings
Site Plan
Solar Photovoltaic Glint and Glare Study
Statement of Community Involvement
Transport Statement

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

- ☒ Yes
☐ No

Are there any new public roads to be provided within the site?

- ☐ Yes
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Vehicle Parking

Is vehicle parking relevant to this proposal?

- ☐ Yes
☒ No

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☒ Yes
☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☒ Yes
☐ No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

Assessment of Flood Risk

Is the site within an area at risk of flooding?

- ☐ Yes
☒ No

[Refer to the Welsh Government's Development Advice Maps website.](#)

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☒ Yes
☐ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' [Statutory SuDS Standards](#). SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- ☐ Sustainable drainage system
☒ Existing water course
☐ Soakaway
☐ Main sewer
☐ Pond/lake

Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☐ Other
- ☒ Unknown

Are you proposing to connect to the existing drainage system?

- ☐ Yes
- ☒ No
- ☐ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

- ☐ Yes
- ☒ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
- ☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
- ☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

- ☐ Yes
- ☒ No

Employment

Will the proposed development require the employment of any staff?

- ☐ Yes
- ☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☐ Yes
- ☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
- ☒ No

Is the proposal for a waste management development?

- ☐ Yes
- ☒ No

Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

- ☒ Yes
- ☐ No

If you have answered 'Yes' to the question above please state the proposed energy output capacity in Megawatts (MW):

Renewable energy type: Solar Energy capacity: 9.88 Megawatts

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ☒ Yes
☐ No

If Yes, please provide details

Scattered native trees and scrub will be planted in a small area in the far north-west of the site, close to the site boundary, approximately three trees deep. This tree planting has been designed in consultation with the local residents to the north and the Landscape and Visual Impacts Assessment team, to provide screening of the solar farm.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

- ☐ Yes
☒ No