



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)

294874

198109

Description

Penyreglyn disused coal tip, land north of Penyreglyn, Treherbert. Nearest post code CF42 5HA.

Applicant Details

Name/Company

Reference:

Title

Mr

First name

Jared

Surname

Gethin

Company Name

Natural Resources Wales

Address

Address line 1

Civil Engineering Project Executive

Address line 2

Plas Gwendraeth, Heol Parc Mawr,

Address line 3

Crosshands Business Park

Town/City

Llanelli

Country

Wales

Postcode

SA14 6RE

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

07976129125

Secondary number

Email address

Jared.Gethin@cyfoethnaturiolcymru.gov.uk

Site Area

What is the site area?

12.60

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

Installation of a drainage scheme on the Penyreglyn Tip to reduce the likelihood of coal material slips, comprising: repositioning one culvert beneath the forest road; filter drains, track surface improvements, culverts and cross channel drains along the existing forestry track; impermeable drainage ditches, gravel drains, three blockstone cascades and horizontal sub-surface drains on the tip slopes; coppicing and clearance of flow obstructions along the existing watercourse and surface drains; and, a below ground storage tank and outfall to a nearby watercourse.

Has the work or change of use already started?

- ☐ Yes
☒ No

Existing Use

Please describe the current use of the site

Disused coal tip on valley slopes. The upper slopes were a forestry plantation which was harvested in winter 2023/24. The lower are slopes have a band of retained woodland above a grassed plateau.

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

Reference:

Materials

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

- ☒ Yes
- ☐ No

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submission

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:

Other

Other (please specify):

Blockstone cascades

Existing materials and finishes:

None

Proposed materials and finishes:

Natural stone placed on concrete bed

Type:

Vehicle access and hard standing

Existing materials and finishes:

Mud and partially stoned track forestry access track

Proposed materials and finishes:

As-dug stone running surface, with a geotextile membrane beneath the stone.

Type:

Other

Other (please specify):

Forestry track filter drain

Existing materials and finishes:

None

Proposed materials and finishes:

Surface comprises precast concrete interlocking blocks, filled with site-won soil and seeded. These will be above granular material surrounding a below ground half-perforated HPDE pipe.

Type:

Other

Other (please specify):

Impermeable ditch

Existing materials and finishes:

None

Proposed materials and finishes:

Impermeable HDPE geomembrane topped with site-won soil and seeded.

Type:

Other

Other (please specify):

Gravel (Lateral) Drain

Existing materials and finishes:

None

Proposed materials and finishes:

40mm diameter clean stone in trench lined with geomembrane.

Type:

Other

Other (please specify):

Forestry track cross drains

Existing materials and finishes:

Reference:

Mud and partially stoned track.

Proposed materials and finishes:

Natural stone with each block approximately 0.5m by 0.5m in area, placed on a stone sub base and geotextile membrane.

Type:

Other

Other (please specify):

Drainage Outfalls

Existing materials and finishes:

None

Proposed materials and finishes:

Natural block stone to form headwalls for subsurface drains and outfall from below ground tank, with concrete apron.

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

General Arrangement Plan: Dwg. 4021526-BUK-ZZ-00-DR-C-00010

Drainage Features, Track and Road Details: Dwg. 4021526-BUK-ZZ-00-DR-C-00011

Environmental Masterplan: Dwg. 4021526-BUK-ZZ-00-DR-EN-00015

Long Section: Dwg. Dwg. 4021526-BUK-ZZ-00-DR-EN-00016)

Cross Section Dwg. Dwg. 4021526-BUK-ZZ-00-DR-EN-00017

Planning Statement: Doc. 4021526-BUK-ZZ-00-RP-EN-00004

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

Reference:

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

Other

No foul sewage proposed

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

Reference:

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

Pre-application carried out as described in the Pre-Application Consultation report.

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

Mr

First Name

Giles

Surname

Howard

Reference

22/5027/41

23/05/2023

Details of the pre-application advice received

Confirmed that in terms of the principle of the development, there would be no objection. Confirmed that the archaeological desk-based assessment produced by the Glamorgan-Gwent Archaeological Trust is considered to provide sufficient information on the impact on the Incline Haulage Systems, Cefn Ynysfeio Scheduled Monument and its setting. Advised that the project needs to consider the risk of flooding to properties downstream of the site from conveyance of flows from the site, that Sustainable Drainage Systems Approval from the Sustainable Drainage Approval Body (SAB) will be needed prior to commencement of works, and the potential need for Ordinary Watercourse Consent. Advised on the ecology issues relevant to the local area and coal spoil tip habitats to be considered in the design, that details on construction access and traffic be provided, and that a Coal Mining Risk Assessment would need to accompany the application.

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

Ownership Certificates**Town and Country Planning (Development Management Procedure) (Wales) Order 2012**

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- ☐ Yes
☒ No

If No, can you give appropriate notice to ALL the other owners?

- ☒ Yes
☐ No

Certificate of Ownership - Certificate B

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which this application relates.

Name of Owner/Agricultural Tenant:

Rhondda Cynon Taf County Borough Council

House name:**Number:****Suffix:****Address line 1:**

The Pavilions, Cambrian Industrial Park

Address Line 2:

Clydach Vale

Town/City:

Tonypandy

Postcode:

CF40 2XX

Date notice served (DD/MM/YYYY):

02/11/2025

Person Family Name:

Person Role

- ☐ The Applicant
☒ The Agent

Title

Mr

First Name

Andrew

Surname

Burwood

Declaration Date

02/11/2025

☒ Declaration made**Agricultural Holding Certificate****Town and Country Planning (Development Management Procedure) (Wales) Order 2012**

Agricultural land declaration - you must select either A or B

- ☒ (A) None of the land to which the application relates is, or is part of an agricultural holding
☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- ☐ The Applicant
☒ The Agent

Reference:

Title

Mr

First Name

Andrew

Surname

Burwood

Declaration Date

02/11/2025

☒ Declaration made

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Reference: