



Tredomen House  
Tredomen Park  
Ystrad Mynach  
Hengoed CF82 7WF  
Tel: 01443 815588  
Email: [planning@caerphilly.gov.uk](mailto:planning@caerphilly.gov.uk)

Tŷ Tredomen  
Parc Tredomen  
Ystrad Mynach  
Hengoed CF82 7WF  
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Eboost: [planning@caerphilly.gov.uk](mailto:planning@caerphilly.gov.uk)

## 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)

Description

#### Applicant Details

Reference:

## Name/Company

Title

Mrs

First name

Susan

Surname

Richards

Company Name

Caerphilly County Borough Council

## Address

Address line 1

Penallta House

Address line 2

Tredomen Park

Address line 3

Ystrad Mynach

Town/City

Country

United Kingdom

Postcode

CF82 7PG

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

Secondary number

Email address

## Agent Details

Reference:

## Name/Company

Title

Mrs

First name

Joanne

Surname

Williams

Company Name

Caerphilly County Borough Council

## Address

Address line 1

Penallta House

Address line 2

Tredomen Park

Address line 3

Ystrad Mynach

Town/City

Caerphilly

Country

Postcode

CF82 7PG

## Contact Details

Primary number

01495235592

Secondary number

Email address

willijl1@caerphilly.gov.uk

## Site Area

What is the site area?

7557.00

Reference:

Scale

Sq. metres

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 proposal for consideration seeks to erect a two-storey extension, single-storey link to form a new main entrance to the school and outdoor play spaces and additional parking with an anticipated completion date of September 2024. The extension to the South of Trinity Fields School and Resource Centre, within the existing school site boundary, is to provide additional classrooms to accommodate up to an additional 80 pupils with specialist intervention areas, a new soft play room, outdoor play spaces together with a relocated Memorial Garden and School Allotment area. The proposal also includes the provision of new car parking spaces on the adjacent land to the East of the existing school site which will be incorporated into the revised school boundary. Further additional parking spaces are proposed between the Trinity 1 sports pitch and the park boundary, which will be in 'no-dig' construction to protect the tree root zones of existing trees.

Has the work or change of use already started?

- Yes  
 No

## Existing Use

Please describe the current use of the site

Special Educational Needs School

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

Reference:

Area of previously developed land proposed for new development

5230.00

hectares

Area of greenfield land proposed for new development

2327.00

hectares

## Materials

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

Yes

No

Reference:

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:**

Roof

**Existing materials and finishes:**

Concrete roof tiles

**Proposed materials and finishes:**

Green roof covering to 2-storey block. Flat roof covering to link block

**Type:**

Walls

**Existing materials and finishes:**

Facing brickwork, colours: Buff, Red and Blue

**Proposed materials and finishes:**

Facing brickwork colour: Buff, Grey panel cladding above with coloured 'pop-outs'

**Type:**

Windows

**Existing materials and finishes:**

Aluminium windows, colour: Green

**Proposed materials and finishes:**

Aluminium windows, colour: Grey

**Type:**

Doors

**Existing materials and finishes:**

Aluminium doors, colour: Green generally, Main entrance doors colour: Yellow

**Proposed materials and finishes:**

Aluminium doors, colour: Grey generally, Main entrance and classroom doors to be contrasting colour

**Type:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

Steel security fence and railings as existing

**Proposed materials and finishes:**

Facing Brickwork boundary wall, colour: Buff. 2m high steel 358 mesh security fence, colour: Black

**Type:**

Vehicle access and hard standing

**Existing materials and finishes:**

Macadam road surface. Block paving to car parking spaces

**Proposed materials and finishes:**

Permeable Macadam road surface. permeable block paving to parking spaces. 'No-dig' construction to car parking spaces adjacent to sports pitch.

**Type:**

Other

**Other (please specify):**

Play surfaces

**Existing materials and finishes:**

Porous rubber soft play surface

Reference:

**Proposed materials and finishes:**

Porous rubber soft play surface. Resin bound aggregate surface to Forest School

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

Design & Access Statement ref: 5239/JLW/7029

Drawings:

- 5239 P001 Site Location/Existing Site Layout
- 5239 P002 Proposed Site Layout
- 5239 P003 Existing Floor Layout
- 5239 P004 Proposed Floor Layout
- 5239 P005 Existing Elevations
- 5239 P006 Proposed Elevations
- 5239 P007 Proposed Typical Sections
- 5239 P008 Proposed Roof Plan
- 5239 P009 Proposed Visualisations
- 5239 P010 Proposed Visualisations
- 5239/P-A/LMP/3001 Landscape Architect's Proposed Site Layout.

## **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

**Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.**

## 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?

Reference:

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

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

The existing buildings connect into the onsite private sewer which in turn connects into a public sewer via a pumping station at the North Eastern corner of the site. Whilst there is an increase in facilities, we do not anticipate any issues associated with a connection into the existing system.

## 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

If Yes, please provide details:

Existing Bin and recycled waste storage area to remain

## 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

If you have answered Yes to the question above please add details in the following table:

### Use Class:

D1 - Non-residential institutions

### Existing gross internal floorspace (square metres):

4399

### Gross internal floorspace to be lost by change of use or demolition (square metres):

0

### Total gross internal floorspace proposed (including change of use) (square metres):

1912

### Net additional gross internal floorspace following development (square metres):

1912

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	4399	0	1912	1912

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

## Employment

Will the proposed development require the employment of any staff?

- Yes  
 No

Existing Employees

Reference:

Please complete the following information regarding existing employees:

Full-time

139

Part-time

14

Total full-time equivalent

153.00

## Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

44

Part-time

3

Total full-time equivalent

47.00

## Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes

No

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

**Use Class:**

D1 - Non-residential institutions

**Unknown:**

Yes

## 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

Reference:

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

Yes

No

## 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

Advertised on the councils website providing the local community with an overview of the proposal as well as consultation details.

## 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

Reference:

Do any of these statements apply to you?

- Yes  
 No

If Yes, please provide details of the name, relationship and role:

Agent is a member of staff

## 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

### Certificate of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant 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 the application relates.

Person Role

- The Applicant  
 The Agent

Title

Mrs

First Name

Joanne

Surname

Williams

Declaration Date

15/03/2023

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

Reference:

Person Role

The Applicant

The Agent

Title

Mrs

First Name

Joanne

Surname

Williams

Declaration Date

15/03/2023

Declaration made

Reference: