This is a reference copy of a draft online application from www.planningportal.co.uk it is not valid for submission to a Local Planning Authority

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.

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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

William Price Business Park

Address Line 2

The Sidings

Town/city

Treforest

Postcode

CF37 1TQ

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

Easting (x)

308272

Northing (y)

188952

Description

Innovation House, Endeavour House and the Welsh Institute of Chiropractic building

Applicant Details

Name/Company

Title

First name

Surname

c/o Agent

Company Name

Trivallis

Address

Address line 1

Ty Pennant

Address line 2

Mill Street

Address line 3

Town/City

Pontypridd

Country

Wales

Postcode

CF37 2SW

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Email address

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Site Area

What is the site area?

0.54

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

Demolition of existing buildings and proposed development of 34 affordable dwellings, car parking, cycle storage, sustainable drainage, landscaping and associated works

Has the work or change of use already started?

◯ Yes
⊘ No

Existing Use

Please describe the current use of the site

Two office buildings (B1 Use Class) and a chiropractors (D1 Use Class)

Is the site currently vacant?

⊘ Yes
◯ No

If Yes, please describe the last use of the site

Two office buildings (B1 Use Class) and a chiropractors (D1 Use Class)

When did this use end (if known)?

dd/mm/yyyy

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.

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Does your proposal involve the construction of a new building?

- [x] 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

0.54	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?

- [x] 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:

Proposed materials and finishes:
Buff clay brickwork

Type:
Roof

Existing materials and finishes:

Proposed materials and finishes:
Reconstituted dark grey slate

Type:
Windows

Existing materials and finishes:

Proposed materials and finishes:
Dark grey uPVC

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

- [x] Yes
- [ ] No

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

Please refer to architectural drawings and Design and Access Statement prepared by LRM Planning - November 2026

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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?

- [x] Yes
- [ ] No

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

- [ ] Yes
- [x] No

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

- [ ] Yes
- [x] No

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

- [ ] Yes
- [x] 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?

- [x] 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?

- [x] 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?

- [x] Yes
- [ ] No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. 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?

- [x] Yes
- [ ] No

Refer to the Welsh Government's Development Advice Maps website.

If you are proposing a new building or a change of use, please add details of the proposal in the following table

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Type	Residential (number of units)	Non-residential (Area of land)
☐ Zone 1		Hectares
☐ Zone 2		Hectares
☑ Zone 3	0	0.06 Hectares
☐ Defended Zone		Hectares

If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment.

Refer to Technical advice note 15: development, flooding and coastal erosion

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

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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

Please refer to Engineering General Arrangement prepared by PHG Consulting (ref. 2795-100 Rev. A)

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:

Please refer to site layout prepared by LeTrucco Design (LT2606.04.01)

Trade Effluent

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

◯ Yes
⊘ No

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Residential/Dwelling Units

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

- [x] Yes
- [ ] No

If you answered "yes" to the question above, please specify the existing and proposed number of market and affordable dwellings on the attached plans.

All Types of Development: Non-Residential Floorspace

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

- [x] Yes
- [ ] No

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

Use Class:
B1 - Business

Existing gross internal floorspace (square metres) (a):
1080

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):
1080

Total gross internal floorspace proposed (including change of use) (square metres) (c):
0

Net additional gross internal floorspace following development (square metres) (d = c - b):
-1080

Use Class:
D1 - Non-residential institutions

Existing gross internal floorspace (square metres) (a):
1177

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):
1177

Total gross internal floorspace proposed (including change of use) (square metres) (c):
0

Net additional gross internal floorspace following development (square metres) (d = c - b):
-1177

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross internal floorspace proposed (including change of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - b)
	2257	2257	0	-2257

Loss or gain of rooms

Employment

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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

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

Currently undertaking statutory Pre-application Consultation with the community

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Site Visit

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

- [x] 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)

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

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

- [x] 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

Robert

Surname

Price

Reference

26/5075/41

Date (must be pre-application submission)

09/09/2026

Details of the pre-application advice received

Please refer to Design and Access Statement prepared by LRM Planning (ref. November 2026)

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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
- [x] 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.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

◯ Yes
◯ No

E.g. All the land is owned by a single individual who is the applicant; or multiple individuals who are all listed as applicants.
Answer 'No' if any of the land has any owner who is not an applicant.

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

Title

First Name

Surname

Declaration Date

18/11/2026

☐ Declaration made

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