



Brunel House
2 Fitzalan Road
Cardiff
CF24 0EB

clodagh.macken@carneysweeney.co.uk

Our reference: CSC176

2nd March 2026

Rhondda Cynon Taf County Borough Council
Development Control,
Rhondda Cynon Taf County Borough Council,
Sardis Road,
Pontypridd,
CF37 1DU

Planning Portal Ref: PP-14721880

Dear Sir/Madam,

Land east of Mwyndy Cross, Pontyclun

Full planning application for erection of a 9,980sqm Class B1c light industrial building with associated access, parking, drainage, landscaping, services and utilities.

On behalf of our client, Talbot Green Developments Ltd (TGDL), please find enclosed a full planning application for employment development on Land east of Mwyndy Cross, Pontyclun. The full description of development is as follows:

“Erection of employment facility Option 1: Erection of a 9,980sqm Class B1c light industrial building with associated access, parking, drainage, landscaping, services and utilities.”

Application Submission

In support of the application, please find enclosed the following information:

- Application Forms and Certificates
- Application Plans:
 - Site Location Plan
 - Proposed Site Plan
 - Floor Plans
 - Elevations
 - Site Sections
 - Cycle Storage Layout
 - Public Footpath Plan
 - Drainage General Arrangement Plan
 - Landscape General Arrangement Plan
- Design and Access Statement
- Planning Statement
- Transport Assessment
- Framework Travel Plan
- Drainage Strategy



- Noise Impact Assessment
- Air Quality Assessment
- Ecological Assessment
- Green Infrastructure Statement
- Arboricultural Report
- Coal Mining Risk Assessment
- Preliminary Site Investigation Report

I trust that the enclosed information is acceptable and will enable you to make a swift and favourable determination of the application. In the meantime, however, should you have any queries please do not hesitate to contact me.

Yours sincerely

Clodagh Macken

Clodagh Macken
Principal Planner
CarneySweeney