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Our reference: CSC1286

30th January 2026

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

Planning Portal Ref: PP-14641893

Dear Sir/Madam,

Land south of A473, Talbot Green

Outline application with all matters reserved apart from means of access for the erection of up to 180 dwellings with all associated open space, landscaping, drainage, engineering and servicing.

On behalf of our client, Talbot Green Developments Ltd (TGDL), please find enclosed an Outline planning application with all matters reserved apart from the means of access (to be submitted in Full) for residential development on Land south of A473, Talbot Green. The full description of development is as follows:

"Outline application with all matters reserved apart from means of access for the erection of up to 180 dwellings with all associated open space, landscaping, drainage, engineering and servicing."

Application Submission

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

- Application Forms and Certificates
- Application Plans (please refer to the attached schedule of plans)
- Design and Access Statement
- Planning Statement
- Transport Assessment
- Travel Plan
- Drainage Strategy
- Noise Impact Assessment
- Air Quality Assessment
- Preliminary Ecological Appraisal
- Green Infrastructure Statement
- Tree Survey Report (incl Arboricultural Impact Assessment)
- Exploratory Investigation Report
- Controlled Waters Risk Assessment
- Coal Mining Risk Assessment



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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



Schedule of Submitted Plans

Plan Number	Revision	Description
TLBG-HMA-ZZ-00-D-A-00001	P01	Site Location Plan
TLBG-HMA-ZZ-00-D-A-00002	P01	Constraints Plan
TLBG-HMA-ZZ-00-D-A-00003	P01	Development Parameter Plan
TLBG-HMA-ZZ-00-D-A-00020	P01	Illustrative Masterplan
61417_DWG_PROJECTPLAN	P3	Landscape General Arrangement Plan

