

## The Site

The site is located South-west of Porth Town Centre and can be accessed from Catherine Crescent off the A4233. The southern portion of the site contains a series of vacant buildings associated with its previous use as a small manufacturing business. The northern portion of the site comprises of vacant scrub land.



## Planning Policy

The Rhondda Cynon Taf Local Development Plan shows the site lying within the settlement boundary of Porth, but unallocated for any specific use. There is therefore a presumption in support of sustainable residential development. There is also an identified demand for social-housing in the area, which provides further support for the scheme.

## Planning History

In 2008 outline planning permission was granted for the residential development of the site (RCT reference 08/0596). The indicative layout which accompanied the application showed a total of 9 units. This planning permission has however subsequently lapsed.