

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

(A4119 COEDELly DUALLING)

COMPULSORY PURCHASE ORDER 2020

The Highways Act 1980 and the Acquisition of Land Act 1981

1. Notice is hereby given that the Rhondda Cynon Taf County Borough Council, in exercise of its powers under the above Acts, on 14th April 2022 confirmed The Rhondda Cynon Taf County Borough Council (A4119 Coedely Dualling) Compulsory Purchase Order 2020 made by it ("the order"). No objections to the order were received within the permitted period and, consequently notification was given by the Welsh Ministers that the power to confirm the order may be exercised by the acquiring authority in accordance with section 14A of the Acquisition of Land Act 1981.
2. The order provides for the purchase of the land and the new rights described in Schedule 1 below for the purposes of:-
 - (i) providing a 1.5 kilometre long, 2 way, dual carriageway along the A4119 between the Coedely Roundabout and the South Wales Fire Service HQ Roundabout.
 - (ii) a 3 metre wide shared community route along the west of the A4119 carriageway connecting the Llantrisant Business Park Roundabout to the existing cyclepath at the Coedely Roundabout.
 - (iii) the construction of a foot-bridge to the south of the Coedely Roundabout to allow pedestrians and cyclists to cross from the new shared community route into Coedely.
 - (iv) the widening of the carriageway to the north of the Coedely Roundabout to create a two lane merge off the Coedely Roundabout.
 - (v) the upgrading of four culverts along the A4119 with two of the culverts being created as wildlife crossings.
3. A copy of the order and of the map referred to in the order have been deposited at Llantrisant Community Library, Llantrisant Leisure Centre, Southgate Park, Llantrisant CF72 8DJ and may be seen at all reasonable hours and at www.rctcbc.gov.uk/A4119Dualling.
4. The order becomes operative on the date on which this notice is first published. A person aggrieved by the order may, by application to the High Court within 6 weeks from that date, challenge its validity under section 23 of the Acquisition of Land Act 1981. The grounds for challenge are that the authorisation granted by the order is not empowered to be granted or that there has been a failure to comply with any relevant statutory requirement relating to the order.
5. Once the order becomes operative, Rhondda Cynon Taf County Borough Council may acquire any of the land described in Schedule 1 below by executing a general vesting declaration under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981. A statement on the effect of Parts 2 and 3 of that Act is set out in Schedule 2 below.
6. Every person who, if a general vesting declaration were executed under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981 in respect of the land comprised in the order (other than land in respect of which notice to treat has been given), would be entitled to claim compensation in respect of any such land, is invited to give information to the Rhondda Cynon Taf County Borough Council at The Pavilions, Cambrian Park, Clydach Vale CF40 2XX as to their name and address and the land in question, using a prescribed form. The relevant prescribed form is set out in Schedule 3 below.

**SCHEDULE 1
LAND AND THE NEW RIGHTS COMPRISED IN THE ORDER AS CONFIRMED**

Number on map	Extent, description and situation of the land
	All plots are located on or adjacent to the A4119 Ely Valley Road at Coedely and Ynysmaerdy
1	2997 square metres part of the public roads, layby and verges of A4119, Ely Valley Road on the north-west of A4119 Coedely Roundabout.
1A	11953 square metres part of the public roads, accesses to field gates, footways, verges, embankments, grassland and roundabout of A4119, Ely Valley Road and unnamed road leading in a southerly direction towards Smilog Woods.
1B	650 square metres part of the public roads, footways, verges and embankments on the north-east of A4119, Ely Valley Road
2	105 square metres part of the public roads and verges of A4119, Ely Valley Road on the west of A4119 Coedely Roundabout.
3	54 square metres part of verge and embankment of A4119, Ely Valley Road on the south-west of Coedely Roundabout.
3A	110 square metres part of verge and embankment of A4119, on the south west of A4119 Coedely Roundabout.
3B	4645 square metres part of the public road, roundabout, footway, verge, embankments, grassland and woodland scrub of A4119 Ely Valley Road, all at land south and west of A4119 South Wales Fire Service Headquarters Roundabout.
3C	217 square metres part of the public road, roundabout, footway and verge of A4119 Ely Valley Road east of South Wales Fire Service Headquarters.
3D	385 square metres part of the public roads, footways and verges of A4119 Ely Valley Road, west of A4119 Ynysmaerdy Roundabout.
3E	482 square metres part of the public roads, roundabout, footways, verges and embankments of A4119 Ely Valley Road at land south of South Wales Fire Service Headquarters.
3F	4070 square metres part of the public road, roundabout, bus stop, footway and verge of A4119 Ely Valley Road east of South Wales Fire Service Headquarters.
4	464 square metres part of the public roads, footways and verges of A4119 Ely Valley Road on the north of the A4119 Coedely Roundabout.

5	390 square metres part of wooded embankment to ditch on the north of unnamed road leading in a south-easterly directions towards Smilog Woods.
6	4826 square metres part of the pasture land including bed of stream, culverted watercourses and associated headwalls of Pant Glas Farm on the south-west of A4119 Coedely Roundabout, on the north-west of Pant Glas Farm residential buildings (CF72 8LN).
6A	415 square metres part of the pasture land of Pant Glas Farm on the south of A4119 Ely Valley Road, on the south-west of Pant Glas Farm residential buildings (CF72 8LN).
6B	56 square metres part of vegetated embankment containing a culverted watercourse at Pant Glas Farm on the south-west of A4119 Ely Valley Road, on the south-east of Pant Glas Farm residential buildings at Pant Glas Farm (CF72 8LN).
6C	305 square metres part of vegetated embankments containing a culverted watercourse, field access, and bed of stream at Pant Glas Farm on the south-west of A4119 Ely Valley Road, on the south-east of Pant Glas Farm residential buildings (CF72 8LN).
6D	57 square metres part of vegetated embankment containing a culverted watercourse at Pant Glas Farm on the south-west of A4119 Ely Valley Road, on the south-east of Pant Glas Farm residential (CF72 8LN).
6E	331 square metres part of vegetated embankment containing a culverted watercourse, pasture field, field access, and bed of stream at Pant Glas Farm on the south-west of A4119 Ely Valley Road, on the south-east of Pant Glas Farm residential buildings (CF72 8LN).
6F	1788 square metres part of the southern extent of pasture field at Pant Glas Farm on the south of A4119 Ely Valley Road, on the south-west of Pant Glas Farm residential buildings (CF72 8LN).
6G	121 square metres part of the southern extent of pasture field at Pant Glas Farm on the south-west of A4119 Ely Valley Road, on the south-east of Pant Glas Farm residential buildings (CF72 8LN).
6H	56 square metres part of the pasture land and vegetated embankment of Pant Glas Farm on the south of A4119 Coedely Roundabout, on the south-west of Pant Glas Farm residential buildings (CF72 8LN).
6J	57 square metres part of the pasture land, garden and vegetated embankment of Pant Glas Farm on the south-west of A4119 Ely Valley Road, on the north-west of Pant Glas Farm residential buildings (CF72 8LN).
7	1028 square metres part of the pasture land including bed of stream, field access and bounding hedgerow on land on north-east of A4119 Ely Valley Road.
7A	881 square metres part of the pasture land including bed of streams, field access and bounding hedgerow on land on north-east of A4119 Ely Valley Road.
8	6167 square metres part of the pasture land including bed and bank of stream and bounding hedgerow on the north-east of A4119 Ely Valley Road.
8A	6167 square metres part of the pasture land including bed and bank of stream and bounding hedgerow on the north-east of A4119 Ely Valley Road.
9	13793 square metres part of the pasture land including bed of stream and bounding hedgerow on the north-east of A4119 Ely Valley Road.
9A	1151 square metres part of the pasture land including bed of stream and bounding hedgerow on the north-east of A4119 Ely Valley Road.
10	Whole of 890 square metres Scrubland and woodland, part used for smallholding on the south-west of A4119 Ely Valley Road.
11	176 square metres part of woodland, bed and banks of stream and culvert headwall forming part of west embankment to Sewage Treatment Works on the south-west of Ely Valley Road, at Dyffryn Isaf Sewage Treatment Works.
11A	1926 square metres part of scrubland, woodland and private access road to Sewage Treatment Works on the north-east of Ely Valley Road, at Dyffryn Isaf Sewage Treatment Works.
11B	1075 square metres part of scrubland, woodland and private access road to Water Treatment Works on the north-east of Ely Valley Road, at Dyffryn Isaf Sewage Treatment Works.
11C	744 square metres part of private access road, hedgerow and vegetated embankment to Sewage Treatment Works on the south-west of Ely Valley Road, at Dyffryn Isaf Sewage Treatment Works.
11D	89 square metres part of private access road and grass verge to Sewage Treatment Works on the south-west of Ely Valley Road, at Dyffryn Isaf Sewage Treatment Works.
11E	1881 square metres part of private access road, scrubland and woodland to Sewage Treatment Works on the south-west of Ely Valley Road, at Dyffryn Isaf Sewage Treatment Works.
12	4295 square metres part of pasture land, woodland, hedgerows, bed of stream and sheds on the north-east of A4119 Ely Valley Road.
12A	267 square metres part of pasture land, hedgerows, and bed of stream on the north-east of A4119 Ely Valley Road.
13	197 square metres part of private access Dyffryn -Uchaf and adjacent verges and woodland on the north-east of A4119 Ely Valley Road.
13A	102 square metres part of private access to Dyffryn-Uchaf and adjacent verges and woodland on the north-east of A4119 Ely Valley Road.
14	301 square metres part of private access to Dyffryn Isaf and adjacent pasture land, verge and woodland on the north-east of A4119 Ely Valley Road at Dyffryn Isaf.
14A	527 square metres part of private access to Dyffryn Isaf and adjacent pasture land, verge and woodland on the north-east of A4119 Ely Valley Road at Dyffryn Isaf.
14B	292 square metres part of redundant railway bridge abutment, verge, woodland, bed and banks of stream and watercourse headwall on the north-east of A4119 Ely Valley Road at Dyffryn Isaf.
14C	359 square metres part of woodland, bed and banks of stream, access track and scrubland to rear of retaining wall on the north-east of A4119 Ely Valley Road at Dyffryn Isaf.
15	453 square metres part of the public road, footway and verge of A4119 Ely Valley Road all at A4119 Coedely Roundabout.
15A	1163 square metres part of the public road and verges of A4119 Ely Valley Road all at A4119 Coedely Roundabout.

15B	627 square metres part of the public road, footway and verge of A4119 Ely Valley Road at A4119 Ely Valley Road, on the north-west of Pant Glas Farm residential buildings.
15C	546 square metres part of the public road, footway and verge of A4119 Ely Valley Road at A4119 Coedely Roundabout, on the north-west of Pant Glas Farm residential buildings.
15D	562 square metres part of the public road, field access, verge and embankment all at A4119 Ely Valley Road.
15E	417 square metres part of the public road, footway and verge of A4119 Ely Valley Road all at A4119 Ely Valley Road, on the east of Pant Glas Farm residential buildings.
15F	2194 square metres part of the public road, field access, verge and embankment all at A4119 Ely Valley Road.
15G	2534 square metres part of the public road, footway and verge all at A4119 Ely Valley Road on the south-east of Pant Glas Farm residential buildings.
15H	165 square metres part of the public roads, field access, footways and verges all at A4119 Ely Valley Road on the northwest side of Sewage Treatment Works.
15J	522 square metres part of the public road, field access, verge and embankment all at A4119 Ely Valley Road on the west side of the Sewage Treatment Works.
15K	5029 square metres part of the public road, access roads, footway, verge and embankment all at A4119 Ely Valley Road on the north and south of the Sewage Treatment Works.
15L	284 square metres part of the public road, access road, verges and embankments all at A4119 Ely Valley Road at Dyffryn Isaf.
15M	1412 square metres part of the public road, verge and embankment all at A4119 Ely Valley Road at Dyffryn Isaf.
15N	96 square metres part of the public road, access road, footway and verge all at A4119 Ely Valley Road on the north of Common Junction Sidings.
15O	397 square metres part of the public road, footway and verge all at A4119 Ely Valley Road on the north of Common Junction Sidings.
15P	214 square metres part of the public road, access road, footway, verge and wall all at A4119 Ely Valley Road on the north east of private access to Royal Mint water pumping station.
15Q	720 square metres part of the public road and verge all at A4119 Ely Valley Road on south west of South Wales Fire and Rescue Service Headquarters.
15R	1019 square metres part of the public road and verge all at A4119 Ely Valley Road, South Wales Fire Service Headquarters Roundabout.
15S	275 square metres part of the public road, roundabout, footways and verges all at A4119 Ely Valley Road, South Wales Fire Service Headquarters Roundabout.
15T	756 square metres part of the public footway, verge and grassland all at A4119 Ely Valley Road, South Wales Fire Service Headquarters Roundabout.
15U	1281 square metres part of the public road, roundabout, footway, verge and grassland all at A4119 Ely Valley Road, South Wales Fire Service Headquarters Roundabout and adjoining A4119 Ely Valley Road on the east of A4119 South Wales Fire Service Headquarters Roundabout.
15V	620 square metres part of the public road, footway, verge and grassland of A4119 Ely Valley Road all on west of A4119 Ynysmaerdy Roundabout.
15W	500 square metres part of the public road, footway, verge and grassland of A4119 Ely Valley Road all on west of A4119 Ynysmaerdy Roundabout.
16	256 square metres part of private access road and yard to commercial premises on the south-east of A4119 Ely Valley Road , Common Junction Sidings.
16A	99 square metres part of private access road to commercial premises on the south-east of A4119 Ely Valley Road, Common Junction Sidings..
17	870 square metres part of asphalt forecourt to commercial premises on the south-east of A4119 Ely Valley Road, Common Junction Sidings.
17A	159 square metres part of asphalt forecourt to commercial premises on the south-east of A4119 Ely Valley Road, Common Junction Sidings.
18	50 square metres part of private access road to pumping station, verges, gates and boundary fences on the south-east of A4119 Ely Valley Road.
18A	109 square metres part of private access road to pumping station and associated verges on the south-east of A4119 Ely Valley Road.
19	330 square metres part of the vegetated scrubland on the south-east of A4419 Ely Valley Road, all land adjoining Signalman's Cottage (CF72 8LN).
19A	183 square metres part of the vegetated scrubland on the south-east of A4419 Ely Valley Road, all land adjoining Signalman's Cottage (CF72 8LN).
20	390 square metres part of grassed and vegetated verge of A4119 Ely Valley Road north-west of A4119 Ely Valley Road at South Wales Fire and Rescue Service Headquarters.
20A	449 square metres part of grassed and vegetated verge of A4119 Ely Valley Road north-west of A4119 Ely Valley Road at South Wales Fire and Rescue Service Headquarters.
20B	172 square metres part of private access road, footways and grassed verges of Fire and Rescue Service Headquarters on the north of A4119 Ely Valley Road at South Wales Fire and Rescue Service Headquarters.
21	18 square metres verge and footway adjacent to access road to Fire Service Headquarters on the north of A4119 Ely Valley Road at access to South Wales Fire and Rescue Service Headquarters.

SCHEDULE 2

FORM OF STATEMENT OF EFFECT OF PARTS 2 AND 3 OF THE COMPULSORY PURCHASE (VESTING DECLARATIONS) ACT 1981

Power to execute a general vesting declaration

- 1. Once The Rhondda Cynon Taf County Borough Council (A4119 Coedely Dualling) Compulsory Purchase Order 2020 has become operative, the Rhondda Cynon Taf County Borough Council ("the Council") may acquire any of the land described in Schedule 1 above by executing a general vesting declaration under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981 ("the Act"). This has the effect, subject to paragraphs 3 and 5 below, of vesting the land in the Council at the end of the period mentioned in paragraph 2.

Notices concerning general vesting declaration

- 2. As soon as may be after the Council execute a general vesting declaration, they must serve notice of it on every occupier of any of the land specified in the declaration (except land where there is one of the tenancies described in paragraph 4) and on every person who gives them information relating to the land following the invitation contained in the confirmation notice of the order. When the service of the general vesting declaration is completed, a period specified in the declaration, of not less than three months, will begin to run. On the first day after the end of this period, the land described in the declaration will, subject to what is said in paragraphs 3 and 5, vest in the Council together with the right to enter on the land and take possession of it. Every person on whom the Council could have served a notice to treat in respect of their interest in the land (other than a tenant under one of the tenancies described in paragraph 4) will be entitled to claim compensation for the acquisition of their interest in the land, together with interest on the compensation from the vesting date.
3. The "vesting date" for any land specified in a declaration will be the first day after the end of the period mentioned in paragraph 2, unless a counter-notice is served under Schedule A1 to the Act within that period. If a counter-notice is served, the vesting date for the land which is the subject of the counter-notice will be determined in accordance with Schedule A1.

Modifications with respect to certain tenancies

- 4. In the case of certain tenancies, the position stated above is subject to modifications. The modifications apply where the tenancy is either a "minor tenancy", i.e. a tenancy for a year or yearly tenancy or a lesser interest, or "a long tenancy which is about to expire". "A long tenancy which is to expire" means a tenancy granted for an interest greater than a minor tenancy but having on the vesting date a period still to run which is not more than the period specified in the declaration for this purpose (which must be more than a year). In calculating how long a tenancy still has to run, where any option to renew or to terminate it is available to either party, it is assumed that the landlord will take every opportunity to terminate the tenancy and the tenant will take every opportunity to retain or renew their interest.
5. The modifications are that the Council may not exercise the right of entry referred to in paragraph 2 in respect of land subject to a tenancy described in paragraph 4 unless they first serve notice to treat in respect of the tenancy and then serve every occupier of the land with a notice of their intention to enter and take possession after the period (which must be not less than three months from the service of the notice) specified in the notice. The right of entry will be exercisable at the end of that period. The vesting of the land will be subject to the tenancy until the end of that period or until the tenancy comes to an end, whichever happens first.

SCHEDULE 3

FORM FOR GIVING INFORMATION

TO: Rhondda Cynon Taf County Borough Council

[I]{We} being [a person] [persons] who, if a general vesting declaration were executed under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981 in respect of all the land comprised in the compulsory purchase order cited above in respect of which notice to treat has not been given, would be entitled to claim compensation in respect of [all] [part of] that land, give you the following information, pursuant to the provisions of section 15 of, or paragraph 6 of Schedule 1, to the Acquisition of Land Act 1981.

- 1. Name and address of informant(s)
.....
.....
2. Land in which an interest is held by informant(s)
.....
3. Nature of interest.....

Signed.....
[on behalf of.....]
Dated.....

- (i) In the case of a joint interest insert the names and addresses of all the informants.
(ii) The land should be described concisely.
(iii) If the interest is leasehold, the date of commencement and length of term should be given. If the land is subject to a mortgage or other incumbrance, details should be given, e.g. name of building society and roll number.

Dated this 11th May 2022

A. S. Wilkins

Andrew Wilkins
Director of Legal Services
The Pavilions, Cambrian Park, Clydach Vale, CF40 2XX