



Cyngor Bwrdeistref Sirol Merthyr Tudful

Cynllunio Trefol (Rheoli Datblygu)

Uned 5

Parc Busnes Triongl

Pentrebach

Merthyr Tudful

CF48 4TQ

Rhif Ffon: 01685 726213

www.merthyr.gov.uk

Application for Planning Permission and Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990; Planning (Listed Buildings and Conservation Areas 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.

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

Address Line 2

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Applicant Details

Name/Company

Title

Mr

First name

Chris

Surname

Evans

Company Name

Merthyr Tydfil County Borough Council

Address

Address line 1

Unit 5 Triangle Business Park

Address line 2

Pentrebach

Address line 3

Town/City

Merthyr Tydfil

Country

Wales

Postcode

CF48 4TG

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

First name

darren

Surname

payne

Company Name

cfw architects ltd

Address

Address line 1

cfw Architects Ltd

Address line 2

The Hawthorns

Address line 3

6 North Road

Town/City

Country

Postcode

CF10 3DU

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Site Area

What is the site area?

607.00

Scale

Sq. metres

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 details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s)

- New kitchen to replace existing
- New DDA Compliant WC in lieu of store room and single WC
- New reception desk with DDA compliant access, located in existing position
- Removal of existing walkway shelter, replacement structure with slate roof covering.
- New staff room near rear stairwell
- Demolition of WC extension to the rear – unsafe structure.
- Upgrading external works with, fencing, bin store, cycle store, hard and soft landscaping.
- Lower ground floor to be reconfigured to form training room, and plant room.
- Installation of new timber platform in roof space to accommodate plant/ventilation equipment.

Building Fabric

- New slate roof covering, including all lead work and timber structural repairs where necessary.
- Cleaning /repair to stone features.
- Replace/ redecoration of external render.
- Specialist repair of stained glass windows.
- Complete new electrical services, including, lighting, ventilation and power.
- Replacement of gas boiler and heating system with new heat pump/hybrid gas boiler, with skirting heating, retaining existing radiators.
- Removal of dry lining to allow external walls to be assessed and new ventilated linings applied where necessary.
- Repair of existing lead clad cupola and addition of new vented capping /roof to replicate original appearance.
- New side and lower ground floor external doors.

Has the development or work already been started without planning permission?

- ☐ Yes
☒ No

Listed Building Details

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
☐ Grade I
☐ Grade II*
☒ Grade II

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☒ Yes
☐ No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

- ☐ Yes
☒ No

b) Demolition of a building within the curtilage of the listed building

- ☐ Yes
☒ No

c) Demolition of a part of the listed building

- ☒ Yes
☐ No

If the answer to c) is Yes

What is the total volume of the listed building?

1448.00	Cubic metres
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What is the volume of the part to be demolished?

24.00	Cubic metres
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What was the date (approximately) of the erection of the part to be removed?

Month

January

Year

2004

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

Single storey lower ground floor wc and lobby entrance.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

The extension is structurally defective and is considered an inappropriate addition to the original library building.

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ☒ Yes
☐ No

b) works to the exterior of the building?

- ☒ Yes
☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☒ Yes
☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Architects drawings - 2217-001C, 002H, 003E, 004B, 005A, 010, 011, 012, 013, 014, 015, 016 and 017.

Mechanical & Electrical drawings DR-1302-E-01, 02, 03 & 04. DR-1302-M-01 to 12 inclusive.

DR 1302 Luminaire Schedule.

Archaeology Wales Heritage Impact Assessment Report No 2143 Version 2

Existing Use

Please describe the current use of the site

Community meeting facility and library (currently vacated awaiting refurbishment works).

Is the site currently vacant?

- ☐ Yes
☒ No

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.

Does your proposal involve the construction of a new building?

- ☐ Yes
☒ No

Materials

Does the proposed development require any materials to be used in the build?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

External walls

Existing materials and finishes:

Lime render

Proposed materials and finishes:

Lime render

Type:

Roof covering

Existing materials and finishes:

Natural slate with lead flashings

Proposed materials and finishes:

Replacement where existing is defective with natural slate with lead flashings

Type:

Rainwater goods

Existing materials and finishes:

Cast iron gutters and down pipes

Proposed materials and finishes:

Cast iron gutters and down pipes

Type:

Windows

Existing materials and finishes:

Leaded stain glass windows.

Proposed materials and finishes:

Leaded stain glass windows to be refurbished.

Type:

External doors

Existing materials and finishes:

Timber panelled doors.

Proposed materials and finishes:

New timber panelled doors.

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

☒ Yes

☐ No

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

Architects drawings - 2217-001C, 002H, 003E, 004B, 005A, 010, 011, 012, 013, 014, 015, 016 and 017.
Mechanical & Electrical drawings DR-1302-E-01, 02, 03 & 04. DR-1302-M-01 to 12 inclusive.
DR 1302 Luminaire Schedule.

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?

- ☐ Yes
☒ No

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

- ☐ Yes
☒ No

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

- ☐ Yes
☒ No

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

- ☐ Yes
☒ 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?

- ☐ Yes
☒ No

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☐ 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?

- ☐ Yes
☒ No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. 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?

- ☐ Yes
☒ No

[Refer to the Welsh Government's Development Advice Maps website.](#)

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

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

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:

Architects drawing 2217-002H indicated area for separate recycling waste bins

Trade Effluent

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

- ☐ Yes
- ☒ No

Residential/Dwelling Units

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

- ☐ Yes
- ☒ No

All Types of Development: Non-Residential Floorspace

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

- ☒ Yes
- ☐ No

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

Use Class:

D2 - Assembly and leisure

Existing gross internal floorspace (square metres):

223

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

8

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

0

Net additional gross internal floorspace following development (square metres):

-8

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	223	8	0	-8

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

Employment

Will the proposed development require the employment of any staff?

☒ Yes

☐ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

3

Part-time

3

Total full-time equivalent

4.50

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☒ Yes
☐ No

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:

D2 - Assembly and leisure

Unknown:

Yes

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

If you have answered 'Yes' to the question above please state the proposed energy output capacity in Megawatts (MW):

Renewable energy type:

Ground/water/air heat pumps

Energy capacity:

0.04 Megawatts

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

Site Visit

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

- ☒ 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)

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

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

- ☒ 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

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

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
- ☐ No

If Yes, please provide details of the name, relationship and role:

***** REDACTED *****

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 & Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Are you the sole owner of ALL the land?

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

Mr

First Name

Chris

Surname

Evans

Declaration Date

12/06/2023

☒ Declaration made

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

Mr

First Name

Chris

Surname

Evans

Declaration Date

12/06/2023

☒ Declaration made

Declaration

I / We hereby apply for Full planning & listed building consent as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

darren payne

Date

13/06/2023