


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 Removal or Variation of a Condition following Grant of Planning Permission

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

Name/Company

Title

Mr

First name

David

Surname

Thomas

Company Name

Trojan Construction Management Ltd.

Address

Address line 1

10 Centre Court

Address line 2

Treforest

Address line 3

Treforest Industrial Estate

Town/City

Cardiff

Country

Postcode

CF37 5YR

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Chris

Surname

Thomas

Company Name

Powell Dobson Architects

Address

Address line 1

Suite 1F

Address line 2

Eastern Business Park

Address line 3

Wern Fawr Road

Town/City

St Mellons, Cardiff

Country

United Kingdom

Postcode

CF3 5EA

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Erection of industrial units (Use Classes B1, B2, B8) and associated works (Full).

Reference number

P/20/0109

Date of decision (date must be pre-application submission)

12/08/2020

Please state the condition number(s) to which this application relates

Condition number(s)

2, 3, 5, 6, 11, 12 and 13.

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

16/03/2023

Has the development been completed?

☐ Yes

☒ No

Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed

- Removal of CCTV provision across site. Perimeter high level wire mesh & palisade fencing with secure access gates will provide security to the site (removal of Condition 11).
- Welsh Water have have accepted surface water into the public sewerage system; see attached Welsh Water correspondence (removal of Condition 13).

The relevant conditions to be varied to correspond with the amendments as listed on the plans and documents submitted as part of this application; proposed amendments to the scheme are as follows:

- EVCP's to repositioned.
- Proposed external ground levels to middle third and rear third of site raised to better suit existing ground levels.
- FFL to units 8 to 14 revised to 325.000.
- FFL to units 3 to 7 raised by 250mm.
- Units 8 to 14 raised 750mm to better suit existing ground levels.
- Units 3 & 4 moved away from western boundary by circa 300mm.
- Horizontal trapezoidal cladding where previously proposed revised to be laid vertical to all units.
- Retaining walls & steps within site removed to correspond with newly raised ground levels.
- Canopies to units omitted.
- Sub-station repositioned from south-western boundary to north-eastern boundary located nearer to existing services; surrounding bin and bike stores repositioned.
- Bin store Type C repositioned slightly following removal of retaining wall.
- Secure personnel access gate added to south eastern corner of site.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

The relevant conditions to be rephrased/varied to correspond with the amended plans and documents submitted as part of this application.

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

N.A

Date (must be pre-application submission)

05/05/2023

Details of the pre-application advice received

Informal telephone conversations to discuss proposed changes to the scheme.

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 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

Thomas

Declaration Date

25/09/2023

☒ 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

Thomas

Declaration Date

25/09/2023

☒ Declaration made

Declaration

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the 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 opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available 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

Chris Thomas

Date

25/09/2023