



Application for Planning Permission. Town and Country Planning Act 1990

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On receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Local Planning Authority details:



Merthyr Tydfil County Borough Council
Town Planning (Development Control)

Unit 5
Triangle Business Park
Pentrebach
Merthyr Tydfil
CF48 4TQ
Tel No. 01685 726213
www.merthyr.gov.uk

Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website.

Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require further clarification, please contact the Local Planning Authority directly.

Printed, please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes and help text as incorrect completion will delay the processing of your application.

Applicant Name and Address

Title:	MR	First name:	KAMRAN
Last name:	MIAH		
Company (optional):	/		
Unit:	House number:	14	House suffix:
Postcode:			
Address 1:	High Street		
Address 2:	Caeharris		
Address 3:	Dowlais		
Town:	Merthyr Tydfil		
County:	Merthyr Tydfil		
Country:	United Kingdom		
Postcode:	CF48 3HB		

2. Agent Name and Address

Title:	MR	First name:	ANTHONY
Last name:	COLLINS		
Company (optional):	PLANS DRAWN		
Unit:	House number:	21	House suffix:
House name:			
Address 1:	PARK PLACE		
Address 2:	PONTMORAI		
Address 3:			
Town:	MERTHYR TYDFIL		
County:	MERTHYR TYDFIL		
Country:	UNITED KINGDOM		
Postcode:	CF47 00J		

5. Description of the Proposal

Please describe the proposed development, including any change of use:

Proposed amendments to accesses to existing & new letting rooms with new window to kitchen & existing and new hipped roof canopy over external stairs with slate finish to be supported by steelwork frame to also support anti-vandal perspex sheeting protecting stairs from rainball.

as the building, work or change of use already started?

☐ Yes

☒ No

Yes, please state the date when building, work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

as the building, work or change of use been completed?

☐ Yes

☒ No

Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

Postcode:

Address 1:

Address 2:

Town:

County:

Postcode (optional):

If you cannot provide a postcode, the description of the 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".

Grid reference: Northing:

Description:

5. Pre-application Advice

Has pre-application advice been sought from the local 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).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

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.

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ Yes ☒ No

If Yes, please provide details:

9. 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:

9. Authority Employee / Member

With respect to the Authority, I am:

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

u. Materials

applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don Know
Walls	RENDER	RENDER	☐	☐
Roof	SLATES	SLATES	☐	☐
Windows	UPVC	UPVC	☐	☐
Doors	UPVC	UPVC	☐	☐
Boundary treatments e.g. fences, walls)	/	/	☐	☐
Vehicle access and yard standing	/	/	☐	☐
Lighting	/	/	☐	☐
Others (please specify)	/	/	☐	☐

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes

☐ No

Yes, please state references for the plan(s)/drawing(s)/design and access statement:

2 No drawings

1. Vehicle Parking

Is vehicle parking relevant to this proposal? ☐ Yes ☒ No

If Yes, please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.

2. Foul Sewage

Please state how foul sewage is to be disposed of:

N/A

☒ Mains sewer ☐ Cess pit ☐ Package treatment plant ☐ Septic tank ☐ Other

Are you proposing to connect to the existing drainage system? ☐ Yes ☒ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

3. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes on the Planning Portal website (see "Local level requirements and additional documentation"). The notes provide 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 guidance notes, 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?

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.

Our Local Planning Authority will be able to advise on the content of any assessments that may be required.

1. 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 may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. 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'.

15. Trade Effluent

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

☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

1. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? ☐ Yes ☒ No

If you answered "Yes" to the question above, please specify the existing and proposed number of market and affordable dwellings on the attached plans.

7. 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/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1					
Shops	☐				
Net tradable area:	☐				
A2					
Financial and professional services	☐				
A3					
Restaurants and cafes	☐				
B1 (a)					
Offices	☐				
B1 (b)					
Research and development	☐				
B1 (c)					
Light industrial	☐				
B2					
General industrial	☐				
B8					
Storage or distribution	☐				
C1					
Hotels and halls of residence	☐				
C2					
Residential institutions	☐				
D1					
Non-residential institutions	☐				
D2					
Assembly and leisure	☐				
OTHER					
Please specify	☐				
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
OTHER		☐			
Please specify		☐			

8. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

9. Hours of Opening

Known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

U. Site Area

Please state the site area in hectares (ha)

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

☐ Yes ☒ No

If Yes, please complete the following information regarding public open space:

	Open Space Lost	Open space gained
Area of Land (ha)		

I. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Welsh Government's Environment Advice Maps website - <http://data.wales.gov.uk/apps/floodmapping/>)

☐ Yes ☒ No

Yes, and you are proposing a new building or change of use, please add details of the proposal in the following table:

Floodplain Area	Residential (Number of units)	Non-residential (Area of land - hectares)
Floodplain C1		
Floodplain C2		

If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment. (Refer to Section 6 and 7 and Appendix 1 of TAN 15 - <http://wales.gov.uk/topics/planning/policy/tans/tan15/?lang=en>)

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 (AB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

☐ Sustainable drainage system ☐ Soakaway ☐ Main sewer ☒ Existing watercourse ☐ Pond/lake

2. Existing Use

Please describe the current use of the site:

Restaurant with letting rooms above

Is the site currently vacant?

☐ Yes

☒ No

Yes, please describe the last use of the site:

When did this use end (if known)? (DD/MM/YYYY)

State where known may be approximate)

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

Proposed use that would be particularly vulnerable to the presence of contamination?

☐ Yes

☒ No

If you have answered 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

Yes, please complete the following information regarding the extent of the site area which is in previously developed land or greenfield land:

	Previously Developed Land	Greenfield Land
Area of land (ha) proposed for new development		

2.3. Renewable and Low Carbon Energy

Does your proposal involve the installation of a stand-alone 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	Energy Capacity (MW)
Anaerobic digestion	
Biofuels	
Biomass	
Combined heat and power (CHP)	
District heating	
Fuel cells	
Geothermal	
Ground/water/air heat pumps	
Hydropower	
Solar	
Waste heat energy	
Wind	
Other low carbon or renewable energy (please specify below)	

4. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and Industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

i. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☒ No ☐ Not applicable

Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Her:

Other:

Amount (tonnes):

Amount (tonnes):

b. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

Certificate of Ownership – Certificate A

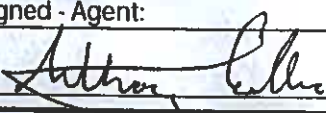
Town and Country Planning (Development Management Procedure) (Wales) Order 2012

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 7 years left to run) of any part of the land or building to which the application relates.

Signed - Applicant:

Or signed - Agent:

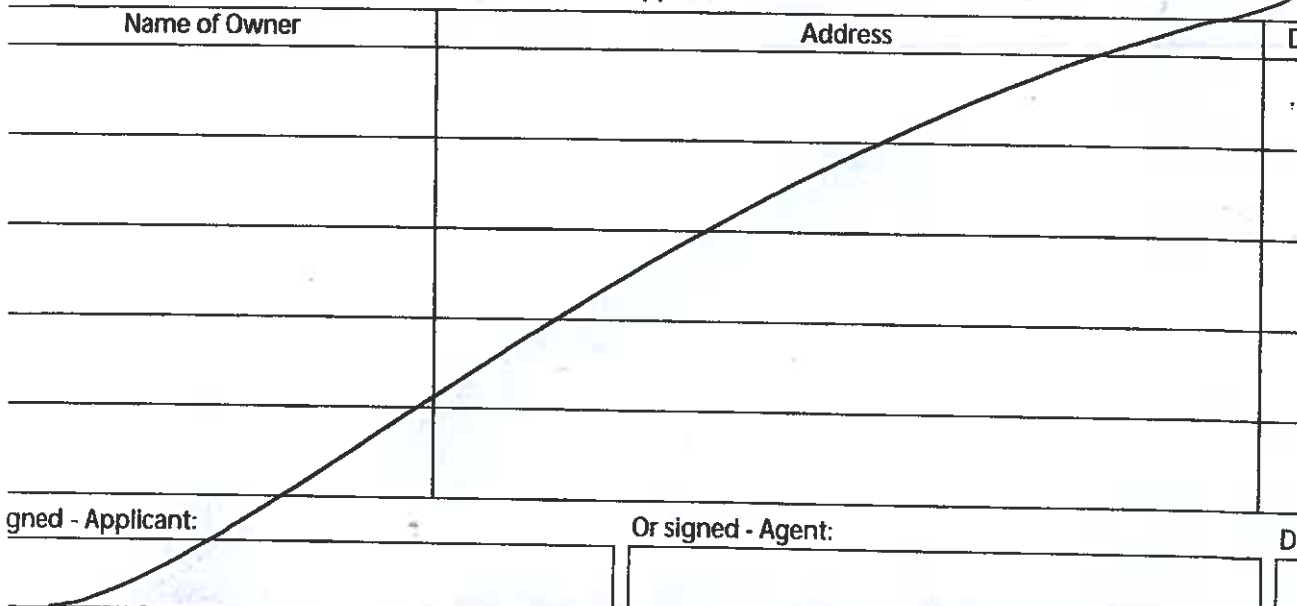
Date (DD/MM/YYYY)

		01/05/2023
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Certificate of Ownership – Certificate B

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served
		

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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Certificate of Ownership – Certificate C

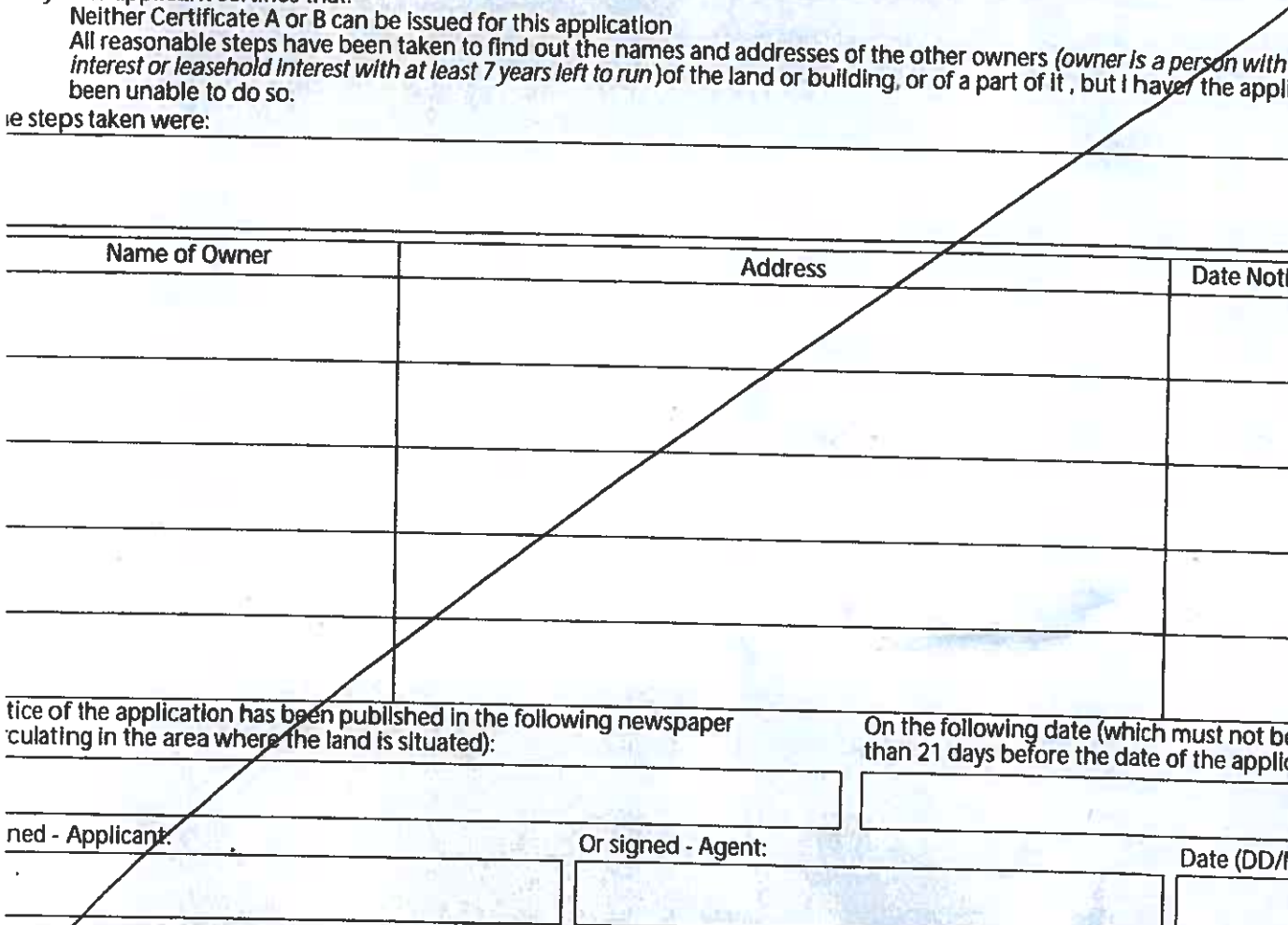
Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/ The applicant certifies that:

Neither Certificate A or B can be issued for this application

All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served
		

Notice of the application has been published in the following newspaper circulating in the area where the land is situated:

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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6. Ownership Certificates (continued)**Certificate of Ownership – Certificate D
Town and Country Planning (Development Management Procedure) (Wales) Order 2012**

certify/ The applicant certifies that:

Certificate A cannot be issued for this application

All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.*)

the steps taken were:

notice of the application has been published in the following newspaper
circulating in the area where the land is situated:On the following date (which must not be earlier
than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY)

7. Agricultural Holdings**Agricultural Holding Certificate
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
Agricultural Land Declaration - You Must Complete Either A or B**

A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY)

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, listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

Please read the following checklist to make sure you have sent all the information in support of your 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.

1. The original and 3 copies of a completed and dated application form:

2. The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:

3. The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:

4. The proposed development constitutes major development, the original and 3 copies of the pre-application consultation report

☐

The correct fee:

☐☐

The original and 3 copies of a design and access statement, if the proposed development:

• is within a World Heritage Site, and consists of the creation of one or more dwellings, or creates floor space of 100 square metres or more; or

☐

• constitutes "major development".

☐☐

The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):

☐

The original and 3 copies of the completed, dated Article 11 Certificate (Agricultural Holdings):

☐

Depending on the type and scale of proposed development, your application - in order to be validated - may also need to be accompanied by the following technical documents:

Flood Consequences Assessment
Biodiversity and Geological Conservation Assessment
Tree Survey
Coal Mining Risk Assessment
Rural Enterprise Dwelling Appraisal
Retail Impact Assessment
Noise Assessment
Transport Assessment

The Welsh Government's Management Manual will assist you in determining whether any of these assessments are necessary.

You should also note that your Local Planning Authority may have adopted 'Local Validation Requirements' for some major developments. Information on any "Local Validation Requirements" will be available on the Local Planning Authority's website.

Declaration

I hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I affirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

Anthony Glyn

01/05/2023

(date cannot be pre-application)

Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Email address (optional):

31. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

01685

377575

Country code: Mobile number (optional):

07857826088

Email address (optional):

Site Visit

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

☐ Yes

☒ No

Does the planning authority need to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ Agent

☒ Applicant

☐ Other (if different from the agent/applicant's details)

If an agent has been selected, please provide:

Contact name:

Telephone number:

Email address: