



Application for a Lawful Development Certificate for a Proposed use or development

Town and Country Planning Act 1990: Section 192, as amended by Section 10 of the Planning and Compensation Act 1991.

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

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.

1. Site Details

Number	
Suffix	
Property name	Keir Hardie Health Park, Cwm Taf Health Board
Address line 1	Aberdare Road
Address line 2	Georgetown
Town/city	Merthyr Tydfil
Postcode	CF48 1BZ

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

Easting (x)	304163
Northing (y)	206211

Description

2. Applicant Details

Title	Mr
First name	Bernard
Surname	Carter
Company name	Cwm Taf Morgannwg University Health Board
Address line 1	Dewi Sant Hospital
Address line 2	Albert Road
Address line 3	
Town/city	Pontypridd

2. Applicant Details

Country	United Kingdom
Postcode	CF37 1LB
Primary number	07722429925
Secondary number	07722429925
Email address	Bernard.Carter@wales.nhs.uk

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

3. Agent Details

Title	Mr
First name	Jeoff
Surname	Houlker
Company name	James & Nicholas LLP
Address line 1	Grove House
Address line 2	Grove Place
Address line 3	
Town/city	Port Talbot
Country	United Kingdom
Postcode	CF313PB
Primary number	07786808916
Secondary number	07786808916
Email	jeoff.houlker@jamesandnicholas.com

4. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations? ☒ Yes ☐ No

If Yes, please give detailed descriptions of all such operation and indicate on your plans (includes describing any proposal to alter or create a new access, layout or any new street; construct any associated hardstandings; means of enclosure; or draining the land/building)

Construction of a single storey 100 sq m extension to the existing OPMH Day Unit within the existing shared courtyard area giving a total new area of approximately 470 sq m

Does the proposal consist of, or include, a change of use of the land or building(s)? ☐ Yes ☒ No

Has the proposal been started? ☐ Yes ☒ No

5. Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The use of the land has not changed, the development is below 100 sq m and the proposed development cannot be viewed from the external elevations of the Keir Hardie building.

5. Grounds for Application

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one:

D1 - Non-residential institutions

Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

D1 - Non-residential institutions

Is the proposed operation or use

☒ Permanent ☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The proposed use accords with the existing use.

6. 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

7. 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

Existing applicants to withdraw existing application and the new applicants are to make a new 'lawful development certificate' application.

8. 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

9. Interest in the Land

Please state the applicant's interest in the land

- ☒ a) Owner
- ☐ b) Lessee
- ☐ c) Occupier
- ☐ d) Other

10. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form 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. ☒

Date (cannot be pre-application)