



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	Newlands
Address line 1	South Street
Address line 2	Dowlais
Town/city	Merthyr Tydfil
Postcode	CF48 3DS

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

Easting (x)	306596
Northing (y)	207681

Description

2. Applicant Details

Title	Phoenix Childcare Ltd
First name	Jon
Surname	Pain
Company name	Phoenix Childcare Ltd
Address line 1	Newlands, South Street
Address line 2	Dowlais
Address line 3	
Town/city	Merthyr Tydfil

2. Applicant Details

Country

Postcode

CF48 3DS

Primary number

Secondary number

Email address

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

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposal

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

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 property will be unchanged in any way and will continue to be used as a domestic residential property.

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:

C3 - Dwellinghouses

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:

C3 - Dwellinghouses

Is the proposed operation or use ☒ Permanent ☐ Temporary

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

As part of our application to CIW we require confirmation from planning and this is via an Authorised Development Certificate. This is normal practice for us and we have done it many times with our services.

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

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

If Other, please give the names and addresses of anyone who has an interest in the land and state the nature of their interest (if known)

Please note Phoenix Childcare Ltd are in the process of purchasing the property from the existing owner.

Have they been informed of the application?

☒ Yes ☐ No

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)

13/01/2021