



## Application for Planning Permission. Town and Country Planning 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.

### 1. Site Details

|                |                |
|----------------|----------------|
| Number         | 62             |
| Suffix         |                |
| Property name  |                |
| Address line 1 | High Street    |
| Address line 2 |                |
| Town/city      | Merthyr Tydfil |
| Postcode       | CF47 8DE       |

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

|              |        |
|--------------|--------|
| Easting (x)  | 304963 |
| Northing (y) | 206149 |

Description

|  |
|--|
|  |
|--|

### 2. Applicant Details

|                |                |
|----------------|----------------|
| Title          | Mr             |
| First name     | Jamie          |
| Surname        | Reynolds       |
| Company name   |                |
| Address line 1 | top flat       |
| Address line 2 | 62 High Street |
| Address line 3 |                |
| Town/city      | Merthyr Tydfil |
| Country        | United Kingdom |
| Postcode       | CF47 8DE       |

2. Applicant Details

Primary number

Secondary number

Email address

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

3. Agent Details

Title

Mr

First name

karl

Surname

lewis

Company name

letrucco design

Address line 1

suite 7

Address line 2

35 Stowpark Circle

Address line 3

Town/city

Newport

Country

United Kingdom

Postcode

np204hf

Primary number

07710390800

Secondary number

Email

karl@letruccodesign.co.uk

4. Site Area

What is the site area?

419.19

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

5. Description of the Proposal

Please describe the proposed development including any change of use

Proposed conversion of existing attic into 1No new dwelling, including alterations to existing roof to provide dormer window to South Elevation.  
External single storey extension to rear at first floor area serving staff room.  
Re-in statement of entrance door at ground floor level to side elevation (into restaurant).  
Alteration of window to full height doors to thirds floor kitchen.  
New Basement area serving restaurant.

Has the work or change of use already started?

☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

Restaurant at ground floor.

Planning Portal Reference: PP-08164565

6. Existing Use

Offices at first floor.  
Accommodation at second floor.  
Dwelling at third floor

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

7. 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 in the build (including type, colour and name for each material):

Walls

Description of existing materials and finishes (optional):

Not application as existing roof:  
red facing brickwork to main building (rear elevation)

Description of proposed materials and finishes:

Lead affect walls to new dormer at roof level.  
Cream coloured thru coloured render to first floor extension walls

Roof

Description of existing materials and finishes (optional):

Existing slates

Description of proposed materials and finishes:

lead affect flat roofing grey GRP

Windows

Description of existing materials and finishes (optional):

White timber

Description of proposed materials and finishes:

New grey aluminium doors and windows to new dormer at roof level.  
White UPVC sash style window to new extension at first floor

Doors

Description of existing materials and finishes (optional):

Timber door to shop front

Description of proposed materials and finishes:

Heavy duty timber HW half glazed entrance door to match existing shop front doors.

Boundary treatments (e.g. fences, walls)

Description of existing materials and finishes (optional):

N/A

Description of proposed materials and finishes:

N/A

## 7. Materials

|                                                            |     |
|------------------------------------------------------------|-----|
| Vehicle access and hard standing                           |     |
| Description of existing materials and finishes (optional): | N/A |
| Description of proposed materials and finishes:            | N/A |

|                                                            |     |
|------------------------------------------------------------|-----|
| Lighting                                                   |     |
| Description of existing materials and finishes (optional): | N/A |
| Description of proposed materials and finishes:            | N/A |

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

LT1916.00.01 - Existing Plans  
LT1916.00.02 - Existing Elevations  
LT1916.04.01 - Proposed Plans  
LT1916.04.02 - Proposed Elevations

## 8. 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.**

## 9. Vehicle Parking

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

## 10. 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'**

## 11. 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.

**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 Technical Advice Note 15: Development and Flood Risk.**

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**

## 11. Assessment of Flood Risk

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

## 12. 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.

## 13. 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

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

All new plumbing is to be discharged into the existing SVP's within the development.

## 14. 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:

New dwelling waste will be collected as per existing arrangements / collections services

14. Waste Storage and Collection

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? ☒ Yes ☐ No

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

Proposals do not affect existing current trade waste disposals, and trade waste wil be dealt with and collected as per existing services / arrangements.

16. Residential/Dwelling Units

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

17. 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           | 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) |
|---------------------|----------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| A3 - Food and drink | 263.5                                              | 0                                                                                   | 119                                                                                     | 119                                                                            |
| Total               | 263.5                                              | 0                                                                                   | 119                                                                                     | 119                                                                            |

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

18. Employment

Will the proposed development require the employment of any staff? ☐ Yes ☒ No

19. Hours of Opening

Are Hours of Opening relevant to this proposal? ☐ Yes ☒ No

20. 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:

n/a

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

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 it clear what information it requires on its website

## 21. Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

☐ Yes ☒ No

## 22. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

## 23. Neighbour and Community Consultation

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

☐ Yes ☒ No

## 24. 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

## 25. Pre-application Advice

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

☐ Yes ☒ No

## 26. 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

## 27. Ownership Certificates

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 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            | <input type="text" value="Mr"/>         |
| First name       | <input type="text" value="karl"/>       |
| Surname          | <input type="text" value="lewis"/>      |
| Declaration date | <input type="text" value="19/09/2019"/> |

☒ Declaration made

## 28. 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

First name

Surname

Declaration Date

☒ Declaration made

## 29. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm 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. ☒

Date (cannot be pre-application)