



## 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.

## 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

54

Suffix

A

Property Name

Address Line 1

High Street Top Dowlais

Address Line 2

Dowlais

Town/city

Merthyr Tydfil

Postcode

CF48 3PW

#### Description of site location (must be completed if postcode is not known)

Easting (x)

Northing (y)

307621

208112

Description

## Applicant Details

Name/Company

Title

Mr

First name

Paul

Surname

Berry

Company Name

Merthyr Tydfil Housing Association

## Address

Address line 1

54 A & B High Street, Top Dowlais

Address line 2

Dowlais

Address line 3

Merthyr Tydfil

Town/City

Merthyr Tydfil

Country

United Kingdom

Postcode

CF48 3PW

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Agent Details

Name/Company

Title

Mr

First name

Paul

Surname

Berry

Company Name

Merthyr Tydfil Housing Association

## Address

Address line 1

11/12 Lower High Street

Address line 2

Merthyr Tydfil

Address line 3

Town/City

Merthyr Tydfil

Country

United Kingdom

Postcode

CF47 8EB

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Site Area

What is the site area?

109.00

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

## Description of the Proposal

### Description

Please describe the proposed development including any change of use

Full refurbishment of 2No. existing flats including the creation of a shed type rear dormer roof to increase head height in the kitchen. The dormer will consist of a roof covering to match the main building, with new sliding sash windows with materials match the main building also. The works will seek to improve the garden, including structural repairs to boundary walls and increased fire proofing to the main building. The refurbishment aims to improve the energy performance of the building to at least EPC B, whilst improving fire performance.

Has the work or change of use already started?

Yes  
 No

## Existing Use

Please describe the current use of the site

Currently the building is 2 flats, the ground floor is currently used as an Air B&B and the first floor has been stripped out in readiness for construction works.

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

## 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)

**Type:**

Roof

**Existing materials and finishes:**

Natural slate/man made slate

**Proposed materials and finishes:**

Natural slate/man made slate to match existing

**Type:**

Windows

**Existing materials and finishes:**

PVCu, colour:white

**Proposed materials and finishes:**

PVCu, colour:white

**Type:**

Doors

**Existing materials and finishes:**

PVCu, colour:white

**Proposed materials and finishes:**

PVCu, colour:white

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

HIS054/A/001 General Arrangements as Existing  
HIS054/A/002 General Arrangements as Proposed Rev B  
HIS054/A/003 Elevations/Section as Existing  
HIS054/A/004 Elevations/Section as Proposed Rev A

## 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.**

## Vehicle Parking

Is vehicle parking relevant to this proposal?

Yes  
 No

## 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'**

## 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.](#)

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 (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

## 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.

## 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 and state the plan(s)/drawing(s) references

HIS054/A/002 Rev A - General Arrangements - as Proposed  
54 High Street Public Sewer Layout  
54 High Street Public Water Layout

## **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

## **Trade Effluent**

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

Yes  
 No

## **Residential/Dwelling Units**

Does your proposal include the gain, loss or change of use of residential units?

Yes  
 No

## **All Types of Development: Non-Residential Floorspace**

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes  
 No

## **Employment**

Will the proposed development require the employment of any staff?

Yes  
 No

## **Hours of Opening**

Are Hours of Opening relevant to this proposal?

Yes  
 No

## **Industrial or Commercial Processes and Machinery**

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes  
 No

Is the proposal for a waste management development?

Yes  
 No

## Renewable and Low Carbon Energy

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

Yes  
 No

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

Yes  
 No

## Neighbour and Community Consultation

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

Yes  
 No

## 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

## 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

## 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

Paul

Surname

Berry

Declaration Date

21/10/2025

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

Paul

Surname

Berry

Declaration Date

21/10/2025

Declaration made

## Declaration

I/We hereby apply for Full planning permission 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

Paul Berry

Date

21/10/2025