

**Cyngor Bwrdeistref Sirol Merthyr Tudful**

Cynllunio Trefol (Rheoli Datblygu)

Uned 5

Parc Busnes Triongl

Pentrebach

Merthyr Tudful

CF48 4TQ

Rhif Ffon: 01685 726213

www.merthyr.gov.uk

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

51

Suffix

Property Name

Address Line 1

Perrott Street

Address Line 2

Town/city

Treharris

Postcode

CF46 5ET

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

Easting (x)

309884

Northing (y)

197047

Description

Applicant Details

Name/Company

Title

mr

First name

muhammed

Surname

miah

Company Name

tasty'z dessert shop

Address

Address line 1

51 Perrott Street

Address line 2

Address line 3

Merthyr Tydfil

Town/City

Treharris

Country

United Kingdom

Postcode

CF46 5ET

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Site Area

What is the site area?

35.00

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

I am applying for change of use of the existing premises at 51 Perrott Street, Treharris, to operate as a dessert shop serving hot and cold desserts for takeaway. The proposal involves minimal internal alterations to adapt the layout for a food counter, preparation area, and customer service space. There are no structural changes to the exterior or footprint of the building. The dessert shop would offer a family friendly food option, providing a variety of waffles, milkshakes, cakes, ice cream and many more options.

This business would create new local employment, support the revitalisation of the high street, and provide a positive social addition to the Treharris community, especially for young people and families. The proposed use is in keeping with other A3/E class businesses in the area and would contribute to the economic activity of the town centre.

My team and I visited the property in Treharris, we spoke with numerous local residents and members of the public, who expressed strong enthusiasm for a dessert shop in the area. Many highlighted the lack of similar businesses nearby, with the closest dessert shop being a 30 minute drive away. This shows there is clear demand for a local, family friendly place to enjoy sweet treats. The property itself requires significant refurbishment, and we are fully committed to renovating it to a high standard before opening. Health and safety are our top priorities — there will be no risks to the public, and all guidelines and regulations will be followed strictly. As a team with extensive experience in the dessert and catering industry, and certified with Level 2 Food Safety and Hygiene for Catering, we are well-equipped to run this business professionally. The noise impact will be minimal, especially as the premises are next to an automotive garage, which is significantly louder than anything we'll produce — our operations involve serving hot food, shakes, ice cream, waffles, and other desserts. The building was previously used as a printing shop, and we believe repurposing it for a dessert shop poses no concerns in terms of impact on the neighbourhood. Our setup will include two fridges, two freezers, one sink, two shelving units for stock, a pancake machine, two waffle machines, a blender, an ice cream machine, and a till — all neatly and safely arranged to maintain a clean and organised workspace.

This proposal aligns closely with the local council's aims to support small businesses, encourage footfall in the town centre. Transforming this vacant building into a vibrant dessert shop will not only improve the visual appearance of the area but also help create local jobs and contribute to the local economy. The positive feedback from local residents has been overwhelming, and we're excited about the opportunity to contribute to the community. We are fully committed to working closely with the council and local community throughout this process to ensure everything is done to the highest standard.

Has the work or change of use already started?

- ☐ Yes
☒ No

Existing Use

Please describe the current use of the site

The property is currently fully stripped back to its bare structure and requires significant internal refurbishment before it can be brought back into active use, which will be done by me and my team From local enquiries and research, it appears the premises may have previously operated as a printing shop, although it has been vacant for some time. This application seeks to bring the unit back into use with a fresh purpose that will benefit the local area.

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:

Walls

Existing materials and finishes:

1. wallpaper 2. wall uneven 3. needs plastering 4. wall needs to be even 5. unpainted walls

Proposed materials and finishes:

1. wallpaper will need to be stripped down 2. wall will then needed to be sanded down 3. wall will need plastering 4. wall will get sanded again 5. paint (white)

Type:

Roof

Existing materials and finishes:

broken panels on roof

Proposed materials and finishes:

new roof panels to be installed

Type:

Doors

Existing materials and finishes:

1. main door 2. bathroom door

Proposed materials and finishes:

1. paint main door (blue/purple) 2. paint bathroom door (white) 3. add a new wooden door between shop floor and the back

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

no shop counter

Proposed materials and finishes:

shop counter to be installed in between the kitchen and the shop floor

Type:

Other

Other (please specify):

kitchen

Existing materials and finishes:

no equipment

Proposed materials and finishes:

1. two fridges 2. two freezers 3. two sinks 4. two shelving units for stock 5. a pancake machine 6. two waffle machines 7. a blender 8. ice cream machine 9. till on shop counter

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

IMG_0785.JPG - floor plan

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

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:

This planning application includes provision for the appropriate storage and collection of household waste and recyclable materials, in full accordance with Merthyr Tydfil County Borough Council's waste management policies and collection service requirements.

Each proposed dwelling will have access to a designated waste storage area that:

Accommodates separate containers for:

General residual waste

Dry recyclables

Food waste

(Where applicable) Green garden waste

Is located within 30 metres of the dwelling entrance

Is situated on a hardstanding surface with appropriate drainage

Includes screening or enclosure (e.g. timber fencing or planting) to reduce visual impact

Provides a clear, direct route for bins to be presented for collection within 12 metres of the adopted highway, in compliance with collection vehicle access standards

These measures ensure effective, hygienic, and sustainable management of household waste, and support Merthyr Tydfil CBC's objectives for recycling and environmental quality.

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

Nature of Trade Effluent:

Wastewater from the cleaning of food preparation areas, utensils, equipment, and floors
Contains diluted food residues, fats, and sugars
No hazardous or industrial substances are involved
Estimated Volume:

Estimated daily trade effluent discharge: 100–200 litres per day, depending on operational hours and customer volume
Means of Disposal:

All wastewater will be discharged to the mains public sewer, subject to obtaining a Trade Effluent Consent from Dŵr Cymru Welsh Water, if required
Grease traps or similar pre-treatment will be installed where necessary to prevent fats, oils, and grease from entering the sewer system
Nature of Trade Waste:

Cardboard packaging, disposable food containers, food waste, and small amounts of non-hazardous cleaning materials
Stored in designated, enclosed commercial waste bins located at the rear of the property, with regular collection by a licensed commercial waste contractor
These measures will ensure that all trade effluent and trade waste is managed in accordance with environmental regulations and local authority requirements.

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

If you have answered Yes to the question above please add details in the following table:

Use Class: A3 - Food and drink
Existing gross internal floorspace (square metres) (a): 35
Gross internal floorspace to be lost by change of use or demolition (square metres) (b): 35
Total gross internal floorspace proposed (including change of use) (square metres) (c): 35
Net additional gross internal floorspace following development (square metres) (d = c - b): 0

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross internal floorspace proposed (including change of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - b)
	35	35	35	0

Loss or gain of rooms

Employment

Will the proposed development require the employment of any staff?

- ☒ Yes
- ☐ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

3

Part-time

0

Total full-time equivalent

3.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☒ Yes
- ☐ No

Use Class:

A3 - Food and drink

Unknown:

No

Monday to Friday:

Start Time:

17:00

End Time:

23:00

Saturday:

Start Time:

17:00

End Time:

23:00

Sunday / Bank Holiday:

Start Time:

17:00

End Time:

23:00

Industrial or Commercial Processes and Machinery

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

☒ Yes

☐ No

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:

Activities and Processes:

Preparation of desserts and baked goods including mixing, baking, assembling, and decorating

Storage of ingredients and finished products under appropriate conditions

Customer service and retail sales within the shop area

Cleaning and maintenance of food preparation areas and equipment

End Products:

A variety of freshly prepared desserts such as cakes, pastries, ice cream-based products, and hot and cold beverages

Plant, Machinery, and Equipment:

Standard commercial kitchen appliances such as ovens, mixers, refrigerators, freezers, and display cabinets

Small scale electrical equipment including blenders, waffle machines, and food processors

Ventilation system with mechanical extractors to maintain air quality and manage cooking odors

Air conditioning units to ensure comfortable temperature for customers and staff

Grease traps installed in drainage to prevent fats and oils entering the sewer system

All plant and equipment will comply with relevant health and safety, food hygiene, and environmental regulations. The ventilation system will be designed to minimise noise and odor emissions, ensuring no adverse impact on neighbouring properties.

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

If Yes, please provide details

To better understand the needs and interests of the local community, my team and I personally visited Treharis to engage directly with residents and local businesses. During our visits, we spoke with numerous members of the community to gauge their interest in having a dessert shop in the area. The response was overwhelmingly positive, everyone expressed enthusiasm and excitement about the prospect. Many shared that the nearest dessert shop is a 30-minute drive away, making this a much needed local amenity. We also established valuable connections within the community who are eager to support and frequent the shop once it opens. This direct feedback has strongly reinforced our confidence in the viability and value of this proposal for Treharis.

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

If Yes, please provide details of the name, relationship and role:

***** REDACTED *****

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

If No, can you give appropriate notice to ALL the other owners?

- ☐ Yes
- ☒ No

If No, and you cannot trace all the other owners, can you give the appropriate notice to one or more owner?

- ☒ Yes
- ☐ No

Certificate of Ownership - Certificate C

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 seven 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:

I am unable to contact the landlord directly as the agency managing the property has informed me that all communications must be routed through them. Therefore, I am coordinating with the agency to serve any necessary notices to the landlord as required.

I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners/agricultural tenants of any part of the land to which this application relates.

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

51

Suffix:

Address line 1:

51 perrott street

Address Line 2:

Town/City:

Postcode:

CF46 5ET

Date notice served (DD/MM/YYYY):

22/06/2025

Person Family Name:

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

21

On the following date (which must not be earlier than 21 days before the date of the application) (DD/MM/YYYY)

12/07/2025

Person Role

☒ The Applicant

☐ The Agent

Title

mr

First Name

muhammed

Surname

miah

Declaration Date

12/07/2025

☒ 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

Name of Agricultural Tenant:

***** REDACTED *****

House name:

51

Number:**Suffix:****Address line 1:**

51 perrott street

Address Line 2:**Town/City:****Postcode:**

CF46 5ET

Date notice served (DD/MM/YYYY):

12/07/2025

Person Family Name:

Person Role

☒ The Applicant☐ The Agent

Title

mr

First Name

muhammed

Surname

miah

Declaration Date

12/07/2025

☒ 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

muhammed miah

Date

23/06/2025