



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

Suffix

Property Name

34 - 37

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)

304953

Northing (y)

205967

Description

Applicant Details

Name/Company

Title

Mrs

First name

Anouska

Surname

Beaumont

Company Name

Merthyr Tydfil County Borough Council

Address

Address line 1

Merthyr Tydfil County Borough Council

Address line 2

Civic Centre

Address line 3

Castle Street

Town/City

Merthyr Tydfil

Country

United Kingdom

Postcode

CF47 8AN

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

Elliot

Surname

Board

Company Name

esa architecture

Address

Address line 1

Quest House

Address line 2

St Mellons Business Park

Address line 3

Fortran Road

Town/City

Cardiff

Country

United Kingdom

Postcode

CF30EY

Contact Details

Primary number

07826924576

Secondary number

Email address

elliot.board@wsp.com

Site Area

What is the site area?

1465.00

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

Demolition of the existing buildings (No. 34-37 High Street) and construction of new public open space to provide a link between the train station and the High Street, with associated landscaping and access works.

Has the work or change of use already started?

☐ Yes

☒ No

Existing Use

Please describe the current use of the site

Retail units. All buildings proposed for removal are currently empty and in a state of dis-repair. The Council has taken ownership of the buildings involved.

Is the site currently vacant?

☒ Yes

☐ No

If Yes, please describe the last use of the site

Retail units.

When did this use end (if known)?

dd/mm/yyyy

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:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Not applicable due to existing buildings being demolished.

Proposed materials and finishes:

Boundary and raised planter walls - Gwrhyd Blue Pennant stone Railings - Black Victorian style Churchill Railings Wall coping units to be a mixture of concrete apex and natural stone cock & hen.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Not applicable due to existing buildings being demolished.

Proposed materials and finishes:

Hard Landscaping MIL ESA XX XX DR A 950023 Tobermore Tactile Blister Flags in Buff to pedestrian road crossings Tobermore City Pave VS5 in Mid Grey Paving Blocks on pedestrian pavement at roadside Terrabase Classic Resin Bound Decorative Porous in Buff Red Permeable Paving at public realm Tarmac in Natural Colour at new substation and surrounding area Wienerberger Terca BN 12 Single Bullnosed Brick in Charcoal Edge brick to new ground level planters

Type:

Lighting

Existing materials and finishes:

Not applicable due to existing buildings being demolished.

Proposed materials and finishes:

70120884-RED-61-XX-DR-E-0117 - Street and Public Realm Lighting Urbis Flexia Pole with Flexia Top (5m) and Flexia FG (6m) new lighting columns iGuzzini Lun-Up Evo to tree pits iGuzzini Underscore In/Out Wall Lighter boundary wall lights

Type:

Other

Other (please specify):

Street Furniture

Existing materials and finishes:

Not applicable due to existing buildings being demolished.

Proposed materials and finishes:

Refer to MIL-ESA-XX-XX-DR-A-950004 Broxap Litchard Steel Framed Bench FSC Softwood Timber Slats, Galvanised, Powder Coated Frame RAL 9005 (x6) – as indicated on plan. Rhinoguard 75/40 Protective Bollard by Marshalls (x5) in Jet Black RAL 9005 at pedestrian road crossing point on Masonic Street. Refer to drawing number: MIL-ESA-XX-XX-DR-A-950011 for details. Ullswater Tree Guard by GreenBlue Urban Ltd in RAL 9005 Satin Black Powder Coat (x3) – as indicated on plan. ADUR12A DTS Tree Grille by GreenBlue Urban Ltd 1 in Powder Coated Black RAL 9005 (x3) – as indicated on plan. Refer to drawing number: MIL-ESA-XX-XX-DR-A-950012 for details. MLB336 ECO Steel Litter Bin by Wybone Ltd in RAL 9005 Satin Black Powder Coat (x1) - as indicated on plan. Directional Pole Sign in RAL 9005 Satin Black Powder Coat - Location and size to be developed at Stage 4 in conjunction with key stakeholders.

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

Design and Access Statement PART 1 of 2,
Design and Access Statement PART 2 of 2,
Stage 3 Report Appendix PART 1 of 10,
Stage 3 Report Appendix PART 2 of 10,
Stage 3 Report Appendix PART 3 of 10,
Stage 3 Report Appendix PART 4 of 10,
Stage 3 Report Appendix PART 5 of 10,
Stage 3 Report Appendix PART 6 of 10,
Stage 3 Report Appendix PART 7 of 10,
Stage 3 Report Appendix PART 8 of 10,
Stage 3 Report Appendix PART 9 of 10,
Stage 3 Report Appendix PART 10 of 10.

All scheme drawings are contained within the appendix document which has been split into 10 separate files due to the planning portal file size limit of 5MB.

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.](#)

If Yes, and you are proposing a new building or a change of use, please add details of the proposal in the following table

Type	Residential (number of units)	Non-residential (Area of land)	
☐ Floodplain C1			Hectares
☒ Floodplain C2	0	0.14	Hectares

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 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

Other

Not applicable, no foul sewage provision in new scheme.

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

Please refer to Appendix 3.0 and drawing 70120884-RED-61-XX-DR-D-0501 - Proposed Drainage Layout. These are contained within Stage 3 Report Appendix PART 1 of 10.

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

If Yes, please provide details

Please refer to the Design and Access Statement which has a section on public consultation.

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:

Anouska Beaumont - Strategic Infrastructure Projects Manager for Merthyr Tydfil County Borough Council (Applicant)

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

Mrs

First Name

Anouska

Surname

Beaumont

Declaration Date

11/12/2024

☒ 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

Mrs

First Name

Anouska

Surname

Beaumont

Declaration Date

11/12/2024

☒ 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

Elliot Board

Date

11/12/2024