

Date: 25 November 2024
Our Ref: CSC1231

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Merthyr Tydfil County Borough Council
Town Planning Division
Unit 5
Pentrebach
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Dear Sir/Madam,

**FULL PLANNING APPLICATION FOR CHANGE OF USE FROM CLASS B1, B2, B8 USE TO VETERINARY PRACTICE USE
UNIT 1, PAISLEY BUSINESS PARK, PANT INDUSTRIAL ESTATE
PLANNING PORTAL REF: PP-13554849**

On behalf of our client, Paisley Park Family Vets, please find enclosed a planning application for the change of use of the above property from Class B1, B2 and B8 to Class to a Veterinary Practice (Sui Generis use) and associated works including the installation of mezzanine floor and external alterations.

Accordingly, please find enclosed the following information submitted in support of this planning application:

- Completed and Signed Application Form and Certificate
- Planning Drawings:
 - Site Location (Drawing no. 100)
 - Existing Site Plan (Drawing no. 101)
 - Existing Floor Plan (Drawing no. 103)
 - Existing Front Side Elevation (Drawing no. 105)
 - Existing Rear Side Elevation (Drawing no. 106)
 - Proposed Site Plan (Drawing no. 201)
 - Proposed Floor Plan (Drawing no. 203 P3)
 - Proposed First Floor Plan (Drawing no. 204 P2)
 - Proposed Front Side Elevation (Drawing no. 205)
 - Proposed Rear Side Elevation (Drawing no. 206)
- Planning Statement (including marketing evidence and commentary)
- Transport Statement
- Green Infrastructure Statement

The application relates to the resubmission of planning application ref. P/24/0087 which was considered by the local planning authority (LPA) in August 2024. This application seeks to address the matters raised by the LPA in refusing application ref. P/24/0087.

In line with the Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (Wales) Regulations 2015 (as amended), the application is exempt from a planning application fee as it constitutes as the



first revision of an application for development of the same description of development on the same site by the same applicant within 12 months of the earlier application being refused.

I trust that you have sufficient information to register and commence consultation on the application. Should you require any further information please do not hesitate to contact me.

Yours faithfully



Rhianon Jones
Principal Planner
CarneySweeney

Encl.

