



Application for Planning Permission and listed building consent for alterations,
extension or demolition of a listed building.

Town and Country Planning Act 1990

Planning (Listed Buildings and Conservation Areas) 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	
Suffix	
Property name	The YMCA Building
Address line 1	Pontmorlais West
Address line 2	
Town/city	Merthyr Tydfil
Postcode	CF47 8UT

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

Easting (x)	305003
Northing (y)	206590

Description

2. Applicant Details

Title	Ms.
First name	Zoe
Surname	Thomas
Company name	Merthyr Tydfil County Borough Council
Address line 1	Civic Centre
Address line 2	Castle Street
Address line 3	
Town/city	Merthyr Tydfil
Country	United Kingdom

2. Applicant Details

Postcode

CF47 8AN

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

Theo

Surname

Rodway

Company name

Davies Sutton Architects

Address line 1

Penhevad Studios, Penhevad Street

Address line 2

Grangetown

Address line 3

Cardiff

Town/city

Glamorgan

Country

United Kingdom

Postcode

CF11 7LU

Primary number

02920664455

Secondary number

Email

theo.rodway@davies-sutton.co.uk

4. Site Area

What is the site area?

0.09

Scale

Hectares

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 details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

The repair and conversion of the vacant YMCA Building into office space (last known use, 1989) and including a new third floor to replace the original which was lost during a fire in 2003.The application includes:
a) new car and cycle parking facilities on the upper plateau, with new vehicular and pedestrian access provided from Park Terrace and a new footbridge to allow level access into the building from the car park.
b) proposed ecological mitigation.

Has the development or work already been started without planning permission? ☐ Yes ☒ No

6. Listed Building Details

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
- ☐ Grade I
- ☐ Grade II*
- ☒ Grade II

Has a Certificate of Immunity from Listing been sought in respect of this building? ☐ Yes ☒ No

7. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building? ☒ Yes ☐ No

If Yes, which of the following does the proposal involve?

- a) Total demolition of the listed building ☐ Yes ☒ No
- b) Demolition of a building within the curtilage of the listed building ☒ Yes ☐ No
- c) Demolition of a part of the listed building ☒ Yes ☐ No

If the answer to c) is Yes

What is the total volume of the listed building?	6060.00
Cubic metres	
What is the volume of the part to be demolished?	174.50
Cubic metres	

What was the date (approximately) of the erection of the part to be removed?

Month	6
Year	1911

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

Partial demolition of internal walls.
Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?
To enable a new beneficial use to be provided.

8. Listed Building Alterations

Do the proposed works include alterations to a listed building? ☒ Yes ☐ No

If Yes, do the proposed works include

- a) works to the interior of the building? ☒ Yes ☐ No
- b) works to the exterior of the building? ☒ Yes ☐ No
- c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? ☒ Yes ☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Please refer to the following drawings; 3510: GA_300 (D), GA_310 (D), GA_320 (D), GA_330 (D), GA_340 (D), GA_350 (E), GA_355 (E), GA_400 (E), GA_401 (C), GA_402 (E), GA_403 (E), GA_500 (D), GA_501 (D), GA_502 (C), GA_503 (D), GA_504 (D), GA_505 (D), GA_506 (C), GA_507 (A), GA_508 (A)

9. Existing Use

Please describe the current use of the site

9. Existing Use

The site is currently disused and the building derelict.

Is the site currently vacant?

☒ Yes☐ No

If Yes, please describe the last use of the site

Nightclub.

When did this use end (if known)?

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

10. 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) demolition excluded

Please add materials by using the dropdown list to select the type, clicking 'Add' and entering all the details in the popup box

Type	Existing materials and finishes	Proposed materials and finishes
Roof covering	None, the building has no existing roof structure as present.	Natural slate pitched roof with zinc clad dormers, flat roofs with lead weathering.
Windows	None, windows and doors are boarded.	New painted softwood timber windows and/or doors to match the original style with double glazed units.
External Walls	Terracotta and brickwork solid external walls.	Terracotta and brickwork solid external walls.
External Doors	None, doors are currently boarded.	New painted softwood timber windows and/or doors to match the original style with double glazed units.
Chimney	Terracotta and brickwork.	Terracotta and brickwork.

Are you submitting 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

Please refer to the following drawings; 3510: GA_300 (D), GA_310 (D), GA_320 (D), GA_330 (D), GA_340 (D), GA_350 (E), GA_355 (E), GA_400 (E), GA_401 (C), GA_402 (E), GA_403 (E)

11. 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.

12. Vehicle Parking

Is vehicle parking relevant to this proposal?

☒ Yes ☐ No

Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.

13. 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'

14. 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 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

15. 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

15. Biodiversity and Geological Conservation

planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

16. 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.

3510 GA300D

17. 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

18. Trade Effluent

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

19. Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units? ☐ Yes ☒ No

20. 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)
B1 (a) - Office (other than A2)	0	0	850	850
Total	0	0	850	850

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

21. Employment

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

Existing Employees

Please complete the following information regarding existing employees:

21. Employment

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	60
Part-time	10
Total full-time equivalent	

22. Hours of Opening

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

23. 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

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

24. Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development? ☐ Yes ☒ No

25. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? ☐ Yes ☒ No

26. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☒ No

27. 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

28. Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

28. Pre-application Advice

Title	Mr
First name	David
Surname	Cross
Reference	PA/15/0103

Date (Must be pre-application submission)

16/12/2015

Details of the pre-application advice received

29. 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:

Zoe Thomas is a Strategic Development Manager within the Council.

30. Ownership Certificates

Certificate Of Ownership - Certificate B - Certificate under the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 & Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.

Name of owner

Name of owner	Cambria Heritage and Regeneration Trust
Number	
Suffix	
House Name	Plas Llanelly House
Address line 1	Bridge Street
Address line 2	
Town/city	Llanelli
Postcode	SA15 3UF
Date notice served	24/08/2020

Person role

☐ The applicant

☒ The agent

Title	Mr
First name	Theo
Surname	Rodway

30. Ownership Certificates

Declaration date

24/08/2020

☒ Declaration made

31. 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

Theo

Surname

Rodway

Declaration Date

24/08/2020

☒ Declaration made

32. 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)

24/08/2020