



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 Removal or Variation of a Condition following Grant of Planning Permission

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.

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

24

Suffix

Property Name

Address Line 1

Lower Thomas Street

Address Line 2

Town/city

Merthyr Tydfil

Postcode

CF47 0BY

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

Easting (x)

305118

Northing (y)

206186

Description

Applicant Details

Name/Company

Title

Mr

First name

Lee

Surname

Roberts

Company Name

Merthyr Tydfil Housing Association

Address

Address line 1

C/O Agent 22 Cathedral Road

Address line 2

Address line 3

Town/City

Cardiff

Country

United Kingdom

Postcode

CF11 9LJ

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

Sam

Surname

Courtney

Company Name

LRM Planning Ltd.

Address

Address line 1

22 Cathedral Road

Address line 2

Address line 3

Town/City

Cardiff

Country

United Kingdom

Postcode

CF11 9LJ

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Demolish Citizens Advice Bureau buildings (including garage) and construct a two storey development of 5 flats with associated engineering works, and change of use of ground floor of 24 and 25 Lower Thomas Street from offices (B1) to flats (C3)

Reference number

P/18/0403

Date of decision (date must be pre-application submission)

26/07/2019

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 2 (Approved Plans)

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

01/02/2021

Has the development been completed?

☐ Yes

☒ No

Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed

To regularise a number of discrepancies between the approved plans and 'as built'. Please refer to covering letter/planning statement for further details.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Please refer to covering letter/planning statement for further details.

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

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:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

N/A

Date (must be pre-application submission)

30/03/2023

Details of the pre-application advice received

That the changes will need to be regularised through the submission of a S73 application.

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

Sam

Surname

Courtney

Declaration Date

13/04/2023

☒ 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

Sam

Surname

Courtney

Declaration Date

13/04/2023

☒ Declaration made

Declaration

I / We hereby apply for Removal/Variation of a condition as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted 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

LRM Planning Ltd LRM Planning Ltd

Date

13/04/2023

