



Application for planning permission and conservation area consent for demolition in a conservation area.

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.

1. Site Details

Number	
Suffix	
Property name	3-4
Address line 1	High Street
Address line 2	
Town/city	Merthyr Tydfil
Postcode	CF47 8UG

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

Easting (x)	304983
Northing (y)	206436

Description

2. Applicant Details

Title	Mr
First name	
Surname	Rogers
Company name	Merthyr Tydfil County Borough Council
Address line 1	Unit 5
Address line 2	Triangle Business Park
Address line 3	Pentrebach
Town/city	Merthyr Tydfil
Country	United Kingdom

2. Applicant Details

Postcode

CF48 4TQ

Primary number

Secondary number

Email address

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

3. Agent Details

Title

Ms

First name

C

Surname

Fitzpatrick

Company name

Ferguson Mann Architects

Address line 1

6 King Street

Address line 2

Address line 3

Town/city

Bristol

Country

United Kingdom

Postcode

BS1 4EQ

Primary number

01179302775

Secondary number

Email

cfitzpatrick@fm-architects.co.uk

4. Site Area

What is the site area?

131.00

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

5. Description of the Proposal

Please describe the proposed development including any change of use and details of the proposed demolition

Reinstatement of historic features including new hardwood fascia and bargeboards and timber finial at roof level. Removal of existing shopfront and external roller shutter and reinstatement of timber shopfront and features as historic detail. Replacement of existing uPVC rainwater goods with new cast iron. Replace all windows to front elevation only with timber sash windows. Reinstatement of decorative quoin features to flank elevation and ground floor of front elevation. Make good /repair existing render where quoins reinstated and isolated repairs elsewhere. Decorate all render including decorative features with mineral paint.

Has the work or change of use already started? ☐ Yes ☒ No

6. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

6. Explanation for Proposed Demolition Work

The removal of existing rainwater goods, fascias, bargeboards, shopfront, external shutter and windows is required in order to reinstate historic details.

7. Related Proposals

Are there any current applications, previous proposals or demolitions for the site? ☒ Yes ☐ No

If Yes, please describe and include the planning application reference number(s), if known:

Application Ref. P/20/0175 - Conversion to first and second floors to provide 4 flats with associated external alterations to provide access to flats

8. Existing Use

Please describe the current use of the site

Ground floor - restaurant
First & second floor - residential use

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

9. 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):

Walls	
Description of existing materials and finishes (optional):	Render and stucco quoin features
Description of proposed materials and finishes:	Repairs to render, reinstate quoin features to match existing

Windows	
Description of existing materials and finishes (optional):	uPVC windows
Description of proposed materials and finishes:	Hardwood timber screen & shopfront with thin double glazed units Replacement timber sash windows with slimline double glazed units (front elevation only)

Doors	
Description of existing materials and finishes (optional):	Shopfront doors - presumed powder coated metal
Description of proposed materials and finishes:	New shopfront door-painted hardwood frame timber door with solid timber panel at low level & double glazed panel above and fanlight over

9. Materials

Roof	
Description of existing materials and finishes (optional):	Slate tiles and clay ridge tiles
Description of proposed materials and finishes:	Existing - repairs only to match

Other type of material (e.g. guttering) Rainwater and foul drainage goods	
Description of existing materials and finishes (optional):	uPVC
Description of proposed materials and finishes:	New CI rainwater goods

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

See drwg nos. 10647-09-001, 002, 003, 004. See also Design, access and heritage statement.

10. 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.

11. Vehicle Parking

Is vehicle parking relevant to this proposal? ☐ Yes ☒ No

12. 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'

13. 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 - hectares)
Floodplain C2		

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.

13. Assessment of 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

14. 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.

15. 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

16. 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

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☒ No

18. Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

☐ Yes ☒ No

19. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

20. Employment

Will the proposed development require the employment of any staff?

☐ Yes ☒ No

21. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

22. 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

23. Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

☐ Yes ☒ No

24. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

☐ Yes ☒ No

25. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ Yes ☒ No

26. 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

27. Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

☐ Yes ☒ No

28. 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:

Applicant representative is a member of staff at Merthyr Tydfil County Borough Council

29. 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	Mr Mohammed Ali
Number	
Suffix	
House Name	
Address line 1	c/o 3-4 Pontmorlais High Street
Address line 2	
Town/city	Merthyr Tydfil
Postcode	CF47 8UG
Date notice served	18/11/2020

Person role

- ☐ The applicant
☒ The agent

Title	Ms
First name	Corinne
Surname	Fitzpatrick
Declaration date	18/11/2020

☒ Declaration made

30. 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	Ms
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**30. Agricultural Holding Certificate Town and Country Planning
(Development Management Procedure) (Wales) Order 2012**

First name	Corinne
Surname	Fitzpatrick
Declaration Date	18/11/2020

☒ Declaration made

31. 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)	18/11/2020
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