



Application for planning permission and consent to display an advertisement(s).

Town and Country Planning Act 1990 Town and Country Planning (Control of Advertisement) Regulations 1992

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	Unit 13, Game Stores Group Ltd
Address line 1	Cyfarthfa Retail Park
Address line 2	Swansea Road
Town/city	Merthyr Tydfil
Postcode	CF48 1HY

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

Easting (x)	303788
Northing (y)	206629

Description

2. Applicant Details

Title	Mrs
First name	Sara
Surname	Humphries
Company name	Greggs plc
Address line 1	12 Martin Dale
Address line 2	Loggerheads
Address line 3	
Town/city	MARKET DRAYTON
Country	United Kingdom

2. Applicant Details

Postcode

TF9 4DH

Primary number

Secondary number

Email address

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

3. Agent Details

No Agent details were submitted for this application

4. Site Area

What is the site area?

178.00

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

3 fascia signs, 2 internal digital screens, 2 air conditioning and 1 coldroom condenser units, 1 new ventilation grille, 1 bin store, fixed seating and barriers in the designated seating area.

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

6. Existing Use

Please describe the current use of the site

Vacant retail unit

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site

Game Store

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

7. 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):

7. Materials

Other HVAC	
Description of existing materials and finishes (optional):	Wall
Description of proposed materials and finishes:	One new extract grille to extract heat build up from the main retail area and reuse the existing WC grille. Two A/C condenser units and one coldroom condenser.

Other Fixed outside seating and barriers	
Description of existing materials and finishes (optional):	Designated seating area
Description of proposed materials and finishes:	Fixed tables and chairs and barriers.

Other Bin store	
Description of existing materials and finishes (optional):	Paved area next to the unit
Description of proposed materials and finishes:	Bin store: metal frame and timber cladding.

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

S5710 MERTHYR TYDFIL CYFARTHFA RP 01 PLANNING
S5710 MERTHYR TYDFIL CYFARTHFA RP 02 PLANNING
S5710 MERTHYR TYDFIL CYFARTHFA RP 03 PLANNING
S5710 MERTHYR TYDFIL CYFARTHFA RP 04 PLANNING
S5710 MERTHYR TYDFIL CYFARTHFA RP 05 PLANNING
S5710 MERTHYR TYDFIL CYFARTHFA RP OUTDOOR SEATING 01
S5710 MERTHYR TYDFIL CYFARTHFA RP OUTDOOR SEATING 02

8. 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.

9. Vehicle Parking

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

10. 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'

11. 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

12. 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.

13. 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

14. 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

If Yes, please provide details:

We have a national contract with a waste collection company who separate our recyclable waste and dispose of it as appropriate.

15. Trade Effluent

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

☐ Yes ☒ No

16. Residential/Dwelling Units

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

☐ Yes ☒ No

17. All Types of Development: Non-Residential Floorspace

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

☐ Yes ☒ No

18. Employment

Will the proposed development require the employment of any staff?

☒ Yes ☐ No

Existing Employees

Please complete the following information regarding existing employees:

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	2
Part-time	5
Total full-time equivalent	

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☒ Yes ☐ No

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Bake off ovens and HVAC system.

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

21. Renewable and Low Carbon Energy

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

22. Hazardous Substances

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

23. Type of Proposed Advertisement(s)

Please describe the proposed advertisement(s)

Three fascia signs, and two internal digital menu screens.

Please select the sign types you wish to propose

- ☒ Fascia sign
- ☐ Hanging sign
- ☐ Hoarding sign
- ☒ Other sign

Fascia Sign

Fascia sign: 1	
What is the height from the ground to the base of the advertisement?	2.355 metre(s)
What is the maximum projection of the advertisement from face of building?	0.1 metre(s)
Dimension:	Height: 0.76 x Width: 3.27 x Depth: 0.1 metre(s)
What materials will the sign be made of? Aluminium and perspex	
What is the maximum height of any of the individual letters and symbols?	41 cm
The colour of text and background Fascia panel finished slate grey to match RAL 7015. Badge box sign constructed from 10g aluminium, stove enamelled blue to RAL 5019 with 65% horizontal gradient to Pantone Processed Cyan. 'Greggs' lettering in fret cut opal perspex. Quattro dots fret cut perspex to Pantone 1235C, with non-illuminated 25 mm returns. Letters and Quattro dots illuminated only	
Will the sign be illuminated?	Yes
Will the sign be illuminated internally or externally?	Internally Illuminated
Illuminance levels	350 cd/m2
Will the illumination be static or intermittent?	Static

Fascia sign: 2	
What is the height from the ground to the base of the advertisement?	2.355 metre(s)
What is the maximum projection of the advertisement from face of building?	0.028 metre(s)
Dimension:	Height: 0.76 x Width: 3.27 x Depth: 0.028 metre(s)
What materials will the sign be made of? Aluminium and vinyl	
What is the maximum height of any of the individual letters and symbols?	41 cm

23. Type of Proposed Advertisement(s)

The colour of text and background	
3 mm aluminium fascia panel with 28 mm returns, painted grey RAL 7016, with face applied digital print to gradient blue finish and GREGGS letters and logo.	
Will the sign be illuminated?	No
Will the sign be illuminated internally or externally?	
Illuminance levels	0 cd/m2
Will the illumination be static or intermittent?	

Fascia sign: 3	
What is the height from the ground to the base of the advertisement?	2.27 metre(s)
What is the maximum projection of the advertisement from face of building?	0.028 metre(s)
Dimension:	Height: 0.76 x Width: 3.27 x Depth: 0.028 metre(s)
What materials will the sign be made of?	
Aluminium and vinyl	
What is the maximum height of any of the individual letters and symbols?	41 cm
The colour of text and background	
3 mm aluminium fascia panel with 28 mm returns, painted grey RAL 7016, with face applied digital print to gradient blue finish and GREGGS letters and logo.	
Will the sign be illuminated?	No
Will the sign be illuminated internally or externally?	
Illuminance levels	0 cd/m2
Will the illumination be static or intermittent?	

Other Sign

Other sign: 2	
What is the height from the ground to the base of the advertisement?	0.725 metre(s)
What is the maximum projection of the advertisement from face of building?	0 metre(s)
Dimension:	Height: 1.22 x Width: 0.69 x Depth: 0 metre(s)
What materials will the sign be made of?	
Digital screen	
What is the maximum height of any of the individual letters and symbols?	10 cm
The colour of text and background	
Menu offer	
Will the sign be illuminated?	No
Will the sign be illuminated internally or externally?	
Illuminance levels	0 cd/m2
Will the illumination be static or intermittent?	

23. Type of Proposed Advertisement(s)

Other sign: 3	
What is the height from the ground to the base of the advertisement?	0.725 metre(s)
What is the maximum projection of the advertisement from face of building?	0 metre(s)
Dimension:	Height: 1.22 x Width: 0.69 x Depth: 0 metre(s)
What materials will the sign be made of? Digital screen	
What is the maximum height of any of the individual letters and symbols?	10 cm
The colour of text and background Menu offer	
Will the sign be illuminated?	No
Will the sign be illuminated internally or externally?	
Illuminance levels	0 cd/m2
Will the illumination be static or intermittent?	

If you have selected Other, please describe

Two internal digital screen

24. Location of Advertisement(s)

- Is the advertisement(s) you are applying for already in place? ☐ Yes ☒ No
- Is an existing advertisement(s) to be removed and replaced by the advertisement(s) in this proposal? ☐ Yes ☒ No ☐ Not Applicable
- Will the proposed advertisement(s) project over a footpath or other public highway? ☐ Yes ☒ No

25. Advertisement(s) Period

Please state the period of time for which consent is sought for the advertisement

From	01/07/2021
To	01/07/2026

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

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

30. Interest In the Land

Does the applicant own the land or buildings where the adverts are to be placed?

☐ Yes ☒ No

If No, has the permission of the owner or any other person entitled to give permission for the display of an advertisement been obtained? ☒ Yes ☐ No

31. Ownership Certificates

Certificate of Ownership - Certificate B - Town and Country Planning (Development Management Procedure) (Wales) Order 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.

Owner/Agricultural Tenant

Name of Owner	Hammerson [Merthyr] Ltd
Number	90
Suffix	
House Name	
Address line 1	Kings Place
Address line 2	York Way
Town/city	London
Postcode	N1 9GE
Date notice served	13/05/2021

Person role

- ☒ The applicant
☐ The agent

Title	Mrs
First name	Sara
Surname	Humphries
Declaration date	13/05/2021

☒ Declaration made

32. 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	Sara
Surname	Humphries
Declaration Date	13/05/2021

☒ Declaration made

33. 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)	13/05/2021
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