



Application for Planning Permission. Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

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.

Complete using block capitals and black ink.

Important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

First name:			
Last name:			
Company (optional):	P. BROWN PROPERTIES LTD		
House number:	1	House suffix:	
Address 1:	PENGARNDDU IND. ESTATE		
Address 2:	DOWLAIS TOP		
Address 3:			
Town:			
County:	MERTHYR TYDFIL		
Country:			
Postcode:	CF48 2TA		

2. Agent Name and Address

Title:		First name:	
Last name:			
Company (optional):	D. VINIAN JONES		
Unit:		House number:	114
House name:			
Address 1:	BREGON ROAD		
Address 2:	HIRWATH		
Address 3:			
Town:	AISERDARE		
County:	RHONDDA CYNON TAFF		
Country:			
Postcode:	CF44 9ND		

Description of the Proposal

Please describe the proposed development, including any change of use:

Construction of 2 NO INDUSTRIAL UNITS

Has the building, work or change of use already started?

☐ Yes

☒ No

If yes, please state the date when building, work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If yes, please state the date when the building, work or use were completed (DD/MM/YYYY):

(date must be pre-application submission)

Table, please state what materials are to be used externally. Include type, colour and name for each material.

	Existing (where applicable)	Proposed	Not applicable	Don't Know
		GREY GLOWR GATED STEEL CLADDING RED/BROWN FACING BRICKS	☐	☐
		LIGHT GREY GLOWR GATED STEEL CLADDING SHEETS	☐	☐
lows			☐	☐
s		ALUMINIUM ROLLER SHUTTER DOOR	☐	☐
rdary treatments fences, walls)		1.8m HIGH PALISADE STEEL FENCING	☐	☐
cle access and l-standing	CONCRETE	CONCRETE	☐	☐
itling		SECURITY GATE	☐	☐
ers ase specify)			☒	☐

you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☒ Yes ☐ No

s, please state references for the plan(s)/drawing(s)/design and access statement:

2849 C 01
2849 C 02

Our proposal includes the gain, loss or change of use of residential units. Please complete details of the changes in the tables below:

Proposed Housing							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Total proposed residential units (A + B + C + D) =

Existing Housing							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Total existing residential units (E + F + G + H) =

NET GAIN / LOSS OF RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total) =

state the site area in hectares (ha) 0.331 ha

your proposal involve the construction of a new building which would result in the net gain of public open space? ☐ Yes ☒ No

If yes, please complete the following information regarding public open space:

	Open Space Lost	Open space gained
Area of Land (ha)		

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Welsh Government's Environment Advice Maps website - <http://data.wales.gov.uk/apps/floodmapping/>) ☐ Yes ☒ No

If you are proposing a new building or change of use, please add details of the proposal in the following table:

Plain Area	Residential (Number of units)	Non-residential (Area of land - hectares)
Plain C1		
Plain 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 risk assessment. (Refer to Section 6 and 7 and Appendix 1 of TAN 15 - <http://wales.gov.uk/topics/planning/policy/tans/tan15/>)

Is the 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

How will surface water be disposed of?

Sustainable drainage system ☐ Soakaway ☒ Main sewer ☐ Existing watercourse ☐ Pond/lake

Existing Use

Please describe the current use of the site:

INDUSTRIAL UNIT FLOT

Is the site currently vacant? ☒ Yes ☐ No

If yes, please describe the last use of the site:

When did this use end (if known)? (DD/MM/YYYY)

If not known, where known may be approximate

Does the proposal involve any of the following:

Is the site known to be contaminated? ☐ Yes ☐ No

Is there where contamination is suspected for all or part of the site? ☐ Yes ☐ No

Does the proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☐ No

If you have answered 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

If yes, please complete the following information regarding the extent of the site area which is in previously developed land or greenfield land:

	Previously Developed Land	Greenfield Land
Area of land (ha) proposed for		

23. Renewable and Low Carbon Energy

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

If you have answered Yes to the question above please state the proposed energy output capacity in MegaWatts (MW):

Renewable Energy Type	Energy Capacity (MW)
Anaerobic digestion	
Biofuels	
Biomass	
Combined heat and power (CHP)	
District heating	
Fuel cells	
Geothermal	
Ground/water/air heat pumps	
Hydropower	
Solar	
Waste heat energy	
Wind	
Other low carbon or renewable energy (please specify below)	

Each of Certificates A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

Certificate of Ownership – Certificate A

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I/We/Myself/ 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 7 years left to run) of any part of the land or building to which the application relates.

Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
Brogden Properties Limited		31/01/2022

Certificate of Ownership – Certificate B

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I/We/Myself/ 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 7 years left to run) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

Certificate of Ownership – Certificate C

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I/We/Myself/ The applicant certifies that:
Neither Certificate A or B can be issued for this application
All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

Steps taken were:

Name of Owner	Address	Date Notice Served

So of the application has been published in the following newspaper circulating in the area where the land is situated.

On the following date (which must not be earlier than 21 days before the date of the application):

Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

Read the following checklist to make sure you have sent all the information in support of your 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.

Original and 3 copies of a completed and dated application form:



The correct fee:



Original and 3 copies of the plan which identifies the land to which the application relates drawn to an agreed scale and showing the direction of North:



The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):



Original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):



The original and 3 copies of the completed, dated Article 11 Certificate (Agricultural Holdings):



Depending on the type and scale of proposed development, your application - in order to be validated - may also need to be accompanied by the following technical documents:

Ecological Consequences Assessment
Biodiversity and Geological Conservation Assessment
Noise Survey
Flood Mining Risk Assessment
Local Enterprise Dwelling Appraisal
Visual Impact Assessment
Tree Assessment
Transport Assessment

Guidance note available on the Planning Portal website (see 'Local level requirements and additional documentation') and Welsh Government Circular 002/2012 will assist you in determining whether any of these assessments are necessary.

You should also note that your Local Planning Authority may have adopted 'Local Validation Requirements' for some major development. Information on any 'Local Validation Requirements' will be available on the Local Planning Authority's website.

Declaration

I 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.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

BROGDEN Properties Ltd

D. M. J.

31/01/2022

(date cannot be earlier than pre-application)

Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:
Country code: Mobile number (optional):
Country code: Fax number (optional):

Email address (optional):

31. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:
Country code: Mobile number (optional):
Country code: Fax number (optional):

Email address (optional):

vijayadesign@yahoo.co.uk

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

Does the planning authority need to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ Agent

☒ Applicant

☐ Other (if different from agent/applicant's detail):

If a person has been selected, please provide:

Contact name:

Telephone number:

Email address: