



**Application for Planning Permission.
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	The Mackintosh Former PH,
Address line 1	Aberfan Road
Address line 2	Aberfan
Town/city	Merthyr Tydfil
Postcode	CF48 4QJ
Description of site location must be completed if postcode is not known:	
Easting (x)	307129
Northing (y)	200487
Description	

2. Applicant Details

Title	Mrs
First name	Linda
Surname	Harry
Company name	WMT Social Work Limited
Address line 1	Carmel Church, Carmel Street,
Address line 2	
Address line 3	
Town/city	Tredegar
Country	Wales
Postcode	NP22 4RG

2. Applicant Details

Primary number

Secondary number

Email address

Are you an agent acting on behalf of the applicant?

☐ Yes ☒ No

3. Agent Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

Postcode

Primary number

Secondary number

Email

4. Site Area

What is the site area?

Scale

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

CHANGE OF USE FROM HOTEL (C1 USE CLASS) WITH GROUND FLOOR PUBLIC HOUSE (A3 USE CLASS) TO RESIDENTIAL FAMILY ASSESSMENT SERVICE (C2 USE CLASS)

Has the work or change of use already started?

☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

Work has recently been completed on the first, and second floor to convert the former Public House into an Apart Hotel. The ground floor and basement has not been changed since it original Public House use (class A3) though it has not been in use for some time

6. Existing Use

Is the site currently vacant?

☐ Yes ☐ No

If Yes, please describe the last use of the site

Former public House

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

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

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

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

11. Assessment of Flood Risk

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:

Area on site plan is designated for refuse.

14. Waste Storage and Collection

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	5
Part-time	
Total full-time equivalent	5.00

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
C2 - Residential Institutions	Start Time: 09:00 End Time: 17:00	Start Time: End Time:	Start Time: End Time:	

20. 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

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. Neighbour and Community Consultation

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

☐ Yes ☐ No

If Yes, please provide details:

Public meetings held with the local councillor and with members of the public to discuss the proposal.

24. 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

25. 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
First name: Mel
Surname: Ferreira
Reference: PA/21/0060

Date (Must be pre-application submission)

02/11/2021

Details of the pre-application advice received

The advice received was very thorough and detailed. The conclusion text was as follows:

The pre-application proposal, as submitted, could be acceptable, provided that additional information is submitted for consideration as noted previously. Should you intend to submit a planning application based on this pre-application enquiry, please note that the following information would be required:

- Relevant application fee £460;
- A full set of completed application forms and relevant ownership certificate – please complete certificate B, C or D, if any part of the application site lies outside the applicant's ownership. A copy of the notice served on the owners (certificate B) and/or a copy of the newspaper advert (certificate C or D), would also need to be submitted with your application. Application forms can be found on the Council's website: www.merthyr.gov.uk;
- A site location plan (1:1250 or 1:2500) which clearly identifies the application site (outlined in red) and any other land under your client's ownership (shown in blue);
- An existing and proposed block plan (scale 1:200 or 1:500). This must include the location of the adjoining properties and gardens;
- An existing and proposed layout plan, to include details of the proposed parking area and new boundary wall to replace the timber fence, adjacent to Angus Street (scale: 150 or 1:100);
- Existing and proposed section details, if required, in respect of the rear parking area (scale 1:50 or 1:100);
- Existing and proposed elevations (scale 1:50 or 1:100);
- Existing and proposed floorplans (scale 1:50 or 1:100);
- Ecology enhancement measures/details (Scale 1:50 or 1:100) (including a proposed elevation to show the siting of the bat box);
- Travel Plan.

All the attached documents should meet these requests.

26. 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

27. 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	RV Capital Limited UK
Number	1
Suffix	
House Name	Cochrane House
Address line 1	Admirals Way
Address line 2	
Town/city	London
Postcode	E14 9UD
Date notice served	01/10/2021

Person role

- ☐ The applicant
☒ The agent

Title

First name

Surname

Declaration date

☒ Declaration made

28. 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

First name

Surname

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

Declaration Date

11/11/2021

☒ Declaration made

29. 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)

16/11/2021