



Application for a Lawful Development Certificate for a Proposed use or development

Town and Country Planning Act 1990: Section 192, as amended by Section 10 of the Planning and Compensation Act 1991.

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

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	
Address line 1	Aberfan Road
Address line 2	
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	Mr
First name	
Surname	El- Charma
Company name	Uk Paragon Ltd
Address line 1	C/O Agent
Address line 2	
Address line 3	
Town/city	

2. Applicant Details

Country	
Postcode	
Primary number	
Secondary number	
Email address	

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

3. Agent Details

Title	Mr
First name	Lloyd
Surname	Jones
Company name	LRJ Planning Ltd
Address line 1	Pen-y-Rhiw
Address line 2	Redbrook Road
Address line 3	
Town/city	NEWPORT
Country	United Kingdom
Postcode	NP20 5AB
Primary number	07984145955
Secondary number	
Email	lloyd@lrjplanning.co.uk

4. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations? ☐ Yes ☒ No

Does the proposal consist of, or include, a change of use of the land or building(s)? ☐ Yes ☒ No

Has the proposal been started? ☐ Yes ☒ No

5. Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

Please see supporting letter

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Please see supporting letter

5. Grounds for Application

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one:

C1 - Hotels

Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

C1 - Hotels

Is the proposed operation or use

☒ Permanent ☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

Please see supporting letter

6. 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

7. 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

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

Submit a Lawful Development Certificate

8. 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

9. Interest in the Land

Please state the applicant's interest in the land

9. Interest in the Land

- ☒ a) Owner
- ☐ b) Lessee
- ☐ c) Occupier
- ☐ d) Other

10. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form and the 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 opinions of the person(s) giving them. ☒

Date (cannot be pre-application)