



Application for conservation area consent for demolition in a conservation area. Planning (Listed Buildings and Conservation Areas) 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

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.

Please complete using block capitals and black ink.

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

1. Applicant Name and Address

Title:	Mr	First name:	Alun
Last name:	Evans		
Company (optional):	Merthyr Tydfil County Borough Council		
Unit:		House number:	
		House suffix:	
House name:	Civic Centre		
Address 1:	Castle Street		
Address 2:			
Address 3:			
Town:	Merthyr Tydfil		
County:	Merthyr Tydfil County Borough		
Country:	UK		
Postcode:	CF47 8AN		

2. Agent Name and Address

Title:	Mr	First name:	Tomos
Last name:	Evans		
Company (optional):	WSP UK Ltd		
Unit:		House number:	
		House suffix:	
House name:	Quest House		
Address 1:	St Mellons Business Park		
Address 2:	Fortran Road		
Address 3:	St Mellons		
Town:	Cardiff		
County:	Cardiff		
Country:	UK		
Postcode:	CF3 0EY		

3. Description of the Proposal

Please describe the proposed works:

As part of the wider Merthyr Interchange Link project, it is proposed that several properties along the High Street, Merthyr Tydfil are to be demolished. This includes the demolition of;

- Former British Red Cross building, 34-36 High Street, Merthyr Tydfil
- Former Peacock's Building, 37 High Street, Merthyr Tydfil
- Former Monique's Shop, 38 High Street, Merthyr Tydfil

All buildings to be demolished to underside of foundations, including removal of the ground floor construction. Redundant drainage to be capped and removed. Demolition spoil to be taken away from site. Existing cellars and excavations to be backfilled with suitable capping material. Site to be levelled using layer of suitable capping material.

Buildings are generally of one / two storey construction and are a mix of traditional cavity wall, concrete frame and steel frame construction.

Exact methodology of demolition to be confirmed by the demolition contractor following the tender process.

3. Description of the Proposal (continued)

Has the work already started? ☐ Yes ☒ No

If Yes, please state the date when the work was started (DD/MM /YYYY):

(date must be pre-application submission)

Has the work been completed? ☐ Yes ☒ No

If Yes, please state the date when the work was completed (DD/MM /YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: Northing:

Description:

5. 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:

Description	Reference number

6. Pre-application Advice

Has assistance or prior advice been sought from the local 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).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM /YYYY):
(must be pre-application submission)

Details of pre-application advice received?

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☒ Yes ☐ No

If Yes, please provide details:

Client discussions with both owners of adjacent properties including Howfield Hotel and Sunflower Cafe.

8. Authority Employee / Member

With respect to the Authority, I am: Do any of these statements apply to you?

- a) a member of staff ☒ Yes ☐ No
b) an elected member ☒ Yes ☐ No
c) related to a member of staff
d) related to an elected member

If Yes, please provide details of the name, relationship and role

Alun Evans (Applicant) is a member of staff at MTCBC

9. Explanation for Proposed Demolition Work

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

Buildings are to be demolished as an enabling works contract, to allow for the construction of new public realm works as part of the Merthyr Interchange Link project.

10. Certificates

One Certificate A, B, C, or D, must be completed with this application form

Certificate Of Ownership - Certificate A

Certificate under the Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012

I certify/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.

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

Certificate Of Ownership - Certificate B

Certificate under the 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 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
Mr R Powell (RWP Properties Ltd - Howfield Hotel)	21 Llewellyn Street, Glynneath, Neath Port Talbot, SA11 5AF	12/11/2024
Shabnam & Mohammad Irshad (Sunflower Cafe)	30 Winchester Avenue, Penylan, Cardiff, CF23 9BT	12/11/2024
Mr L Lausars (Haystack Cafe Ltd)	1 Brynhyfryd Square, Brynhyfryd, Swansea, SA5 9EB	12/11/2024

Signed - Applicant:

Or signed - Agent:

T. Evans

Date DD/MM/YYYY:

13/11/2024

Certificate Of Ownership - Certificate C

Certificate under the Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012

I certify/ 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.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice 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):

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

10. Certificates (continued)

Certificate Of Ownership - Certificate D

Certificate under the Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else 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 to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice 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):

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

11. Planning Application Requirements - Checklist

Please 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.

The original and 3 copies of a completed and dated application form:

☒

The original and 3 copies of a plan which identifies the land to which the application relates and drawn to an identified scale and showing the direction of North:

☒

The 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):

☒

12. 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.

Signed - Applicant:

Or signed - Agent:

T. Evans

Date (DD/MM/YYYY):

13/11/2024

(date cannot be pre-application)

13. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

alun.evans@merthyr.gov.uk

14. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

+44

Mobile number (optional):

07874 610421

Country code:

Fax number (optional):

Email address (optional):

tomos.evans@wsp.com

15. 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*)

☒ Agent☐ Applicant☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address: