



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	17-20 Mtcbc Gurnos Workshops
Address line 1	Pen-Y-Dre
Address line 2	Gurnos
Town/city	Merthyr Tydfil
Postcode	CF47 9DY

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

Easting (x)	304170
Northing (y)	208345

Description

2. Applicant Details

Title	Mrs
First name	
Surname	Lewis-Abbott
Company name	MTCBC
Address line 1	Strategic Housing Department
Address line 2	Civic Centre
Address line 3	Caste Street
Town/city	Merthyr
Country	United Kingdom
Postcode	CF47 8AN

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

Mr

First name

Paulo

Surname

Santos

Company name

BGCBC

Address line 1

Blaenau Gwent CBC

Address line 2

1st Floor Municipal Buildings

Address line 3

Civic Centre

Town/city

Ebbw Vale

Country

United Kingdom

Postcode

NP23 6XB

Primary number

07896602777

Secondary number

Email

Paulo.Santos@blaenau-gwent.gov.uk

4. Site Area

What is the site area?

3935.10

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

Refurbishment of the Neighbourhood Learning Centre, incorporating the re-cladding of three of the buildings. Change of use of building 2 from educational/office to residential accommodation comprising a total of 5 flats, with a single 2 bedroom flat and two 1 bedroom flats at ground floor level and a 1 bedroom flat and studio flat at first floor level, and a Warden's flat at first floor incorporating a support staff room and staff facilities.

Has the work or change of use already started?

☐ Yes

☒ No

6. Existing Use

Please describe the current use of the site

Educational facility for young people.

6. Existing Use

Is the site currently vacant? ☐ Yes ☒ No

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):

Walls	
Description of existing materials and finishes (optional):	Brick
Description of proposed materials and finishes:	Coloured render

Roof	
Description of existing materials and finishes (optional):	Existing profiled concrete tiles
Description of proposed materials and finishes:	no change

Windows	
Description of existing materials and finishes (optional):	Mix of uPVC and single glazed anodised aluminium with solid security panels over ground floor windows and mesh on first floor.
Description of proposed materials and finishes:	Removal of all security panels and retro fit grey double glazed powder coated aluminium

Doors	
Description of existing materials and finishes (optional):	Mix of aluminium and steel with roller shutters or metal security panels over.
Description of proposed materials and finishes:	Removal of roller shutters and security panels, retrofit grey powder coated aluminium. New roller shutters to workshop and shop on Building 1 to be retrofitted.

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	no boundary treatment but brick wall to ramp
Description of proposed materials and finishes:	remove brick wall to ramp, replace with metal railings

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

TS1457-PL-01Site Location Plan1:1250 @ A4

7. Materials

TS1457-PL-02Location Plan1:500 @ A4
TS1457-PL-03Building 1 - Existing Floor Plans1:100 @ A3
TS1457-PL-04Building 1 - Existing Elevations1:100 @ A3
TS1457-PL-05Building 2 - Existing Floor Plans1:100 @ A3
TS1457-PL-06Building 2 - Existing Elevations1:100 @ A3
TS1457-PL-07Building 3 - Existing Floor Plans1:100 @ A3
TS1457-PL-08Building 3 - Existing Elevations1:100 @ A3
TS1457-PL-09Building 1 - Proposed Ground Floor Plan1:100 @ A3
TS1457-PL-10Building 1 - Proposed Elevations1:100 @ A3
TS1457-PL-11Building 1 - Proposed Sectional Elevations1:100 @ A3
TS1457-PL-12Building 2 - Proposed Floor Plans1:100 @ A3
TS1457-PL-13Building 2 - Proposed Elevations1:100 @ A3
TS1457-PL-14Building 2 - Proposed Sectional Elevations1:100 @ A3
TS1457-PL-15Building 3 - Proposed Floor Plans1:100 @ A3
TS1457-PL-16Building 3 - Proposed Elevations1:100 @ A3
TS1457-PL-17Building 3 - Proposed Sectional Elevations1:100 @ A3
TS1457-PL-18Proposed Images of SiteNot to scale @ A3
TS1457-PL-19Refuse Store1:50 @ A3
TS1457-PL-20Existing Site Layout1:300 @ A3
TS1457-PL-21Proposed Site Layout & External Works1:300 @ A3

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?

11. Assessment of Flood Risk

- ☐ 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:

refer to drawing TS1457-PL-19 Refuse Store

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

If you answered “yes” to the question above, please specify the existing and proposed number of market and affordable dwellings on the attached plans

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

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

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

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)
Solar	7.01

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:

MTCBC conducted a community consultation to be i) transparent with the plans for the redevelopment and ii) to give the community a platform to offer their feedback or contribute meaningful ideas to the redevelopment. The consultation ran from May 10th to May 24th 2021.

With the following outcome:

The consultation ran from May 10th to May 24th and we note the following outcomes / key themes.

1

The Facebook Group had a total of 75 members – all of which were made up of local residents who received letters from MTCBC. 7 – 10 members posted comments / questions regularly. We responded to their questions by identifying common themes to produce two separate 'Responses to NLC questions' documents and posting them on the Facebook Group.

2

We received a total of 12 telephone and email enquiries over the course of the consultation period, all of which expressed their concerns at the redevelopment. The vast majority of concerns centred on the young people / future tenants.

3

Common themes that came through the consultation exercise were;

23. Neighbour and Community Consultation

- Concerns about potential ASB.
- Concerns as to why the accommodation is going to be supported?
- A lack of trust in the Council and a worry that we weren't telling residents the truth.
- Why the Gurnos and not another area of Merthyr?
- Concerns that the redevelopment would adversely affect property value.

We addressed the received queries over the phone and via email where possible and also developed a statement encompassing the common misconceptions and provided more clarity on the proposed use, benefits to the area and our young people who would be supported as part of the scheme.

Residents that had ongoing queries and concerns were offered a call back from a member of our Childrens Services team, where they could discuss the support for the potential tenants and main themes of the project in more detail.

4 After the consultation period had drawn to a close, we offered the residents an opportunity to discuss the redevelopment virtually (via Teams) if required. We held one calls with one resident in total.

5 As restrictions began to lift we offered the residents an opportunity to discuss the redevelopment face-to-face at the NLC. On 31st August we held a series of meetings with 8 local residents in total. Again, the common themes were concerns about potential ASB etc. – not the aesthetic aspects of the redevelopment. A few of the attendees requested MTCBC share the tenant selection process with them and MTCBC agreed - in an effort to allay their concerns and move forward.

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
Surname
Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

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

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

27. Ownership Certificates

Certificate of Ownership - Certificate A - Town and Country Planning (Development Management Procedure) (Wales) Order 2012

27. Ownership Certificates

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 seven years left to run) of any part of the land or building to which the application relates.

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

Declaration Date

☒ 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)