



Application for planning permission and consent to display an advertisement(s).

Town and Country Planning Act 1990 Town and Country Planning (Control of Advertisement) Regulations 1992

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	30-31
Address line 1	Lower High Street
Address line 2	
Town/city	Merthyr Tydfil
Postcode	CF47 8DP
Description of site location must be completed if postcode is not known:	
Easting (x)	304951
Northing (y)	205925

Description

The application site comprises of a pair of three-storey, terraced properties on the corner of High Street and Masonic Street, in the centre of Merthyr Tydfil. The existing properties contain a restaurant to the ground and basement floors of 31 and sheltered residential accommodation to the ground floor and basement of 30, and to the first and second floors of 30-31.

2. Applicant Details

Title	Mr
First name	Jamie
Surname	O'Leary
Company name	JOL's
Address line 1	30-31, Lower High Street
Address line 2	
Address line 3	
Town/city	Merthyr Tydfil

2. Applicant Details

Country	
Postcode	CF47 8DP
Primary number	
Secondary number	
Email address	

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

3. Agent Details

Title	DarntonB3 Aberystwyth Office
First name	Iwan
Surname	Thomas
Company name	DarntonB3 Architecture (Aberystwyth Office)
Address line 1	30 Pier Street
Address line 2	
Address line 3	
Town/city	Aberystwyth
Country	Ceredigion
Postcode	SY23 2LN
Primary number	01970624688
Secondary number	
Email	iwan.thomas@darntonb3.com

4. Site Area

What is the site area?	225.00
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

The project involves the change of use of part of the ground floor from C2 Residential Institution to A3 Food & Drink and the Change of Use of the upper floors from C2 to C1 Hotels, as well as planning consent for the removal of an external steel stairs at the rear and its replacement with a new enclosed staircase and lift structure and plant space etc.

Has the work or change of use already started? ☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

The existing properties contain a restaurant to the ground and basement floors of 31 and sheltered residential accommodation to the ground and basement floors of 30, and to the whole of the first and second floors of 30-31.

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):	Front elevations predominantly facing brickwork panels set within rendered pilasters with painted joinery shop stall/windows at street level. Rear walling all painted render.
Description of proposed materials and finishes:	Front elevation remains as existing (save for the insertion of some vent bricks, redecoration of joinery and re-organisation of signage). New extension walls to the rear are predominantly rendered (smooth to match existing) and painted.

Roof	
Description of existing materials and finishes (optional):	Natural slates.
Description of proposed materials and finishes:	Natural slates to match existing; save for external deck area; to be finished in polymeric roof sheeting with accessible timber deck finish for access.

Windows	
Description of existing materials and finishes (optional):	Timber windows (stained).
Description of proposed materials and finishes:	Existing windows retained (to be painted to match the ground floor shopfronts) and new windows to match. Colors tba.

Doors	
Description of existing materials and finishes (optional):	Timber doors (painted)
Description of proposed materials and finishes:	Existing doors retained (to be painted to match the ground floor shopfronts) and new doors to match.

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

Refer to proposed floor plans and elevations.

7. Materials

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

Type	Residential (number of units)	Non-residential (Area of land - hectares)
Floodplain C1	0	0.02

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?

- ☐ 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

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

Refer to proposed drawings.

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:

It is the applicant's intention to continue to use the existing council waste compound sited in the rear car park.

There will be 2 Commercial Food Waste Bins and 1 Glass Commercial Waste Bin as separate storage for weekly collections by a local licensed waste management company.

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

If you have answered Yes to the question above please add details in the following table:

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A3 - Food and drink	153	6	208	202
C1 - Hotels	0	0	383	383
C2 - Residential institutions	383	383	0	-383
Total	536	389	591	202

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1 - Hotels	0	10	10
C2 - Residential institutions	10	0	-10

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

4

Part-time

4

Total full-time equivalent

6.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

10

Part-time

14

Total full-time equivalent

17.00

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:

19. Hours of Opening

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
A3 - Food and drink	Start Time: 11:00 End Time: 23:45	Start Time: 11:00 End Time: 23:45	Start Time: 11:00 End Time: 23:00	
C1 - Hotels	Start Time: 00:00 End Time: 23:59	Start Time: 00:00 End Time: 23:59	Start Time: 00:00 End Time: 23:59	

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. Type of Proposed Advertisement(s)

Please describe the proposed advertisement(s)

JOL's restaurant (No.31, the corner property) already has a fascia sign above the shopstall frontage; a similar fascia exists above the frontage of No.30 - the intention is that the whole frontage will be redecorated, with the fascia extended through to emphasise the fact that the property 'is one' and to advertise the business (restaurant, bar and boutique hotel). Likewise a fascia sign, advertising the same business, will be located onto one of the render panel areas of the proposed rear extension (so as to locate visitors and direct them from the public car park).

Please select the sign types you wish to propose

- ☐ Fascia sign
- ☐ Hanging sign
- ☐ Hoarding sign
- ☒ Other sign

Other Sign

Other sign: 1	
What is the height from the ground to the base of the advertisement?	5 metre(s)
What is the maximum projection of the advertisement from face of building?	0.1 metre(s)
Dimension:	Height: 0.8 x Width: 2.5 x Depth: 0.1 metre(s)
What materials will the sign be made of? painted timber	
What is the maximum height of any of the individual letters and symbols?	30 cm
The colour of text and background white lettering on blue background (stc0	
Will the sign be illuminated?	No

23. Type of Proposed Advertisement(s)

Will the sign be illuminated internally or externally?	
Illuminance levels	0 cd/m2
Will the illumination be static or intermittent?	

If you have selected Other, please describe

Simple fascia sign, sizes as described above.

24. Location of Advertisement(s)

- Is the advertisement(s) you are applying for already in place? ☐ Yes ☒ No
- Is an existing advertisement(s) to be removed and replaced by the advertisement(s) in this proposal? ☐ Yes ☒ No ☐ Not Applicable
- Will the proposed advertisement(s) project over a footpath or other public highway? ☐ Yes ☒ No

25. Advertisement(s) Period

Please state the period of time for which consent is sought for the advertisement

From	01/03/2022
To	01/03/2027

26. Neighbour and Community Consultation

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

If Yes, please provide details:

Yes. The design team and applicant have consulted with the neighbours who share the boundary to the east (Merthyr Tydfil Conservative Club) and have explained the proposals to them in detail. We acknowledge that Party Wall Notices will need to be issued in due course, to neighbours on both the east and south sides. This will be done as the technical information develops after planning consent has been secured.

27. 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

28. 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	

28. Pre-application Advice

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

29. 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

30. Interest In the Land

Does the applicant own the land or buildings where the adverts are to be placed?

☒ Yes ☐ No

31. Ownership Certificates

Certificate of Ownership - Certificate D - Town and Country Planning (Development Management Procedure) (Wales) Order 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 seven 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

There is a small section of the land to which the application relates, which has no title details registered with HM Land Registry. This has been established in liaison with MTCBC Estates Team. As such a notice of the application has been placed in the local press, as below.

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated)

The Merthyr Express

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

11/11/2021

Person role

- ☐ The applicant
☒ The agent

Title

Mr

First name

Iwan

Surname

Thomas

Declaration date

03/11/2021

☒ Declaration made

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

Agricultural land declaration - you must select either A or B

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

- ☒ (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

33. 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)