

**Cyngor Bwrdeistref Sirol Merthyr Tudful**

Cynllunio Trefol (Rheoli Datblygu)

Uned 5

Parc Busnes Triongl

Pentrebach

Merthyr Tudful

CF48 4TQ

Rhif Ffon: 01685 726213

www.merthyr.gov.uk

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.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Unit A

Address Line 1

Cyfarthfa Retail Park

Address Line 2

Swansea Road

Town/city

Merthyr Tydfil

Postcode

CF48 1HY

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

Easting (x)

303746

Northing (y)

206641

Description

McDonald's Restaurant, Cyfarthfa Retail Park, Swansea Rd, Merthyr Tydfil CF48 1HY

Applicant Details

Name/Company

Title

Other

First name

Surname

Company Name

McDonald's Restaurants Ltd

Address

Address line 1

11-59 High Road

Address line 2

East Finchley

Address line 3

Town/City

London

Country

England

Postcode

N2 8AW

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Agent Details

Name/Company

Title

Mrs

First name

Sarah

Surname

Carpenter

Company Name

Planware Limited

Address

Address line 1

St Andrews Castle

Address line 2

33 St Andrews Street South

Address line 3

Town/City

Bury St Edmunds

Country

United Kingdom

Postcode

IP33 3PH

Contact Details

Primary number

01787468500

Secondary number

Email address

Sarah@planware.co.uk

Site Area

What is the site area?

0.09

Scale

Hectares

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

- ☐ Yes
☒ No

Description of the Proposal

Description

Please describe the proposed development including any change of use

Refurbishment of the restaurant to include changes to elevations with a 6.2 sqm extension to enable fast forward ordering and an additional drive thru booth. The reconfiguration of the drive thru lane and kerb lines to include a new side-by-side signage island, the relocation of the grill bays and associated works to the site. Existing patio area to be extended with new furniture and Buton fencing surround. The relocation of 2 no. existing Customer Order Displays (COD) with overhead canopies and the installation of a Gallows height restrictor and new signage throughout the site.

Has the work or change of use already started?

- ☐ Yes
☒ No

Existing Use

Please describe the current use of the site

Restaurant with Hot Food Takeaway

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

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)

Type:
Windows

Existing materials and finishes:

Proposed materials and finishes:
GLAZING TO NEW BOOTH TO BE FINISHED WITH GREY ALUMINIUM FRAME.

Type:
Vehicle access and hard standing

Existing materials and finishes:

Proposed materials and finishes:
NEW SIGNAGE ISLAND AND RAISED PAVED AREAS TO BE FINISHED WITH MARSHALLS KEYBLOCK - CHARCOAL. SEE SPEC ATTACHED. NEW TARMAC AND BRUSHED CONCRETE TO MATCH EXISTING FINISHES.

Type:
Walls

Existing materials and finishes:
BRICK AND RENDER

Proposed materials and finishes:
NEW BRICKWORK, RENDER AND STALL RISER TO MATCH EXISTING FINISHES.

Type:
Other

Other (please specify):
CODS AND GALLOWES HEIGHT RESTRICTOR

Existing materials and finishes:

Proposed materials and finishes:
SEE ATTACHED SPECIFICATIONS.

Type:
Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Proposed materials and finishes:
NEW 800MM HIGH CLOSE BOARD FENCING TO REPLACE EXISTING.

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

SEE DRAWINGS: 11553_AEW_1342_0004 AND 11553_AEW_1342_0005.

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.

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.

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'

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.](#)

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

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.

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

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:

AS EXISTING.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
- ☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
- ☒ No

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:
A3 - Food and drink

Existing gross internal floorspace (square metres):
355.2

Gross internal floorspace to be lost by change of use or demolition (square metres):
0

Total gross internal floorspace proposed (including change of use) (square metres):
6.2

Net additional gross internal floorspace following development (square metres):
6.2

Totals	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)
	355.2	0	6.2	6.2

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

Employment

Will the proposed development require the employment of any staff?

- ☐ Yes
- ☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☐ Yes
- ☒ No

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

Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

- ☐ Yes
- ☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
- ☒ No

Type of Proposed Advertisement(s)

Please describe the proposed advertisement(s)

THE INSTALLATION OF 1 NO. WALL MOUNTED BANNER SIGN, 1 NO. 15" DIGITAL BOOTH SCREEN AND 4 NO. FREESTANDING SIGNS. THE RELOCATION OF 1 NO. EXISTING BANNER SIGN.

Advertisement Type:

Other sign

Height:

1.136 metres

Width:

4.812 metres

Depth:

0.12 metres

What is the height from the ground to the base of the advertisement?:

1 metres

What is the maximum projection of the advertisement from the face of the building?:

0.12 metres

What is the maximum height of any of the individual letters and symbols?:

0 centimetres

What materials will the advertisement be made of?:

Wall Mounted Banner Unit. RAL 7022 Grey aluminium side panels with perforated metal "McDonald's" text sign

The colour of text and background:

Various colour promotions to be attached.

Will the advertisement be illuminated?:

Advertisement Type:

Other sign

Height:

1.367 metres

Width:

1.573 metres

Depth:

0.1 metres

What is the height from the ground to the base of the advertisement?:

0.667 metres

What is the maximum projection of the advertisement from the face of the building?:

0 metres

What is the maximum height of any of the individual letters and symbols?:

0 centimetres

What materials will the advertisement be made of?:

(Sign 1) Double Digital Menu Board - Grey PPC Aluminium panels with colour digital display to front face.

The colour of text and background:

Various colours

Will the advertisement be illuminated?:

Yes

Will the advertisement be illuminated internally or externally?:

Internally

Illuminance levels:

600 cd/m²

Will the illumination be static or intermittent?:

Static

Advertisement Type:

Other sign

Height:

1.367 metres

Width:

1.573 metres

Depth:

0.1 metres

What is the height from the ground to the base of the advertisement?:

0.667 metres

What is the maximum projection of the advertisement from the face of the building?:

0 metres

What is the maximum height of any of the individual letters and symbols?:

0 centimetres

What materials will the advertisement be made of?:

(Sign 1) Double Digital Menu Board - Grey PPC Aluminium panels with colour digital display to front face.

The colour of text and background:

Various colours

Will the advertisement be illuminated?:

Yes

Will the advertisement be illuminated internally or externally?:

Internally

Illuminance levels:

600 cd/m²

Will the illumination be static or intermittent?:

Static

Advertisement Type:

Other sign

Height:

1.367 metres

Width:

1.573 metres

Depth:

0.1 metres

What is the height from the ground to the base of the advertisement?:

0.667 metres

What is the maximum projection of the advertisement from the face of the building?:

0 metres

What is the maximum height of any of the individual letters and symbols?:

0 centimetres

What materials will the advertisement be made of?:

(Sign 1) Double Digital Menu Board - Grey PPC Aluminium panels with colour digital display to front face.

The colour of text and background:

Various colours

Will the advertisement be illuminated?:

Yes

Will the advertisement be illuminated internally or externally?:

Internally

Illuminance levels:

600 cd/m²

Will the illumination be static or intermittent?:

Static

Advertisement Type:

Other sign

Height:

1.367 metres

Width:

0.84 metres

Depth:

0.1 metres

What is the height from the ground to the base of the advertisement?:

0.667 metres

What is the maximum projection of the advertisement from the face of the building?:

0 metres

What is the maximum height of any of the individual letters and symbols?:

0 centimetres

What materials will the advertisement be made of?:

(Sign 2) Single Digital Menu Board - Grey PPC Aluminium panels with colour digital display to front face.

The colour of text and background:

Various colours

Will the advertisement be illuminated?:

Yes

Will the advertisement be illuminated internally or externally?:

Internally

Illuminance levels:

600 cd/m²

Will the illumination be static or intermittent?:

Static

Advertisement Type:

Other sign

Height:

0.254 metres

Width:

0.327 metres

Depth:

0.09 metres

What is the height from the ground to the base of the advertisement?:

1.03 metres

What is the maximum projection of the advertisement from the face of the building?:

0 metres

What is the maximum height of any of the individual letters and symbols?:

0 centimetres

What materials will the advertisement be made of?:

15" Digital booth screen - Grey PPC aluminium panel housing 15" LCD display screen

The colour of text and background:

Grey frame with digital display

Will the advertisement be illuminated?:

Yes

Will the advertisement be illuminated internally or externally?:

Internally

Illuminance levels:

600 cd/m²

Will the illumination be static or intermittent?:

Static

Advertisement Type:

Other sign

Height:

1.16 metres

Width:

4.82 metres

Depth:

0.15 metres

What is the height from the ground to the base of the advertisement?:

0.9 metres

What is the maximum projection of the advertisement from the face of the building?:

0 metres

What is the maximum height of any of the individual letters and symbols?:

0 centimetres

What materials will the advertisement be made of?:

(Existing/relocated) Banner Sign - Powder coated dark grey base with perforated metal "McDonald's" text sign

The colour of text and background:

Grey with "McDrive" on base unit - various colour banners to be attached.

Will the advertisement be illuminated?:

If you have selected Other, please describe

SEE ATTACHED SPECIFICATIONS.

Location of Advertisement(s)

Is the advertisement(s) you are applying for already in place?

☒ Yes

☐ No

If Yes, please provide details

1 NO. BANNER SIGN TO BE RELOCATED FOLLOWING DRIVE THRU LANE WORKS.

Is an existing advertisement(s) to be removed and replaced by the advertisement(s) in this proposal?

☒ Yes

☐ No

☐ Not Applicable

If Yes to either or both above, please show the existing sign(s) on an elevation drawing or photograph and state the references for the drawing(s) or photograph(s)

SEE DRAWING; 11553_AEW_1342_0003

Will the proposed advertisement(s) project over a footpath or other public highway?

☐ Yes

☒ No

Advertisement(s) Period

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

From Date

07/03/2022

To Date

07/03/2032

Neighbour and Community Consultation

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

- ☐ Yes
☒ No

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

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☐ Yes
☒ No

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

Interest In the Land

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

- ☐ Yes
☒ No

If No, has the permission of the owner or any other person entitled to give permission for the display of an advertisement been obtained?

☒ Yes

☐ No

Ownership Certificates

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

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

☐ Yes

☒ No

If No, can you give appropriate notice to ALL the other owners?

☒ Yes

☐ No

Certificate of Ownership - Certificate B

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/Agricultural Tenant:

Dominion Corporate Trustees Limited

House name:

Number:

47

Suffix:

Address line 1:

Esplanade

Address Line 2:

St Helier

Town/City:

Jersey

Postcode:

JE1 0BD

Date notice served (DD/MM/YYYY):

07/03/2022

Person Family Name:

Person Role

☐ The Applicant

☒ The Agent

Title

Mrs

First Name

Sarah

Surname

Carpenter

Declaration Date

07/03/2022

☒ Declaration made

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

Mrs

First Name

Sarah

Surname

Carpenter

Declaration Date

07/03/2022

☒ Declaration made

Declaration

I / We hereby apply for Full planning & display of advertisements as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Nicola Davies

Date

07/03/2022

