



Application for removal or variation of a condition following grant of
planning permission. Town and Country Planning Act 1990.
Planning (Listed Buildings and Conservation Areas) 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	
Address line 1	Upper Thomas Street
Address line 2	
Town/city	Merthyr Tydfil
Postcode	CF47 0SJ

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

Easting (x)	305104
Northing (y)	206360

Description

Variation of Conditions 15 (piling) and 20 (retaining walls) of planning permission P/20/0199 for residential development including the conversion and extension of a listed building to provide 70 units

2. Applicant Details

Title	Mr.
First name	Huw
Surname	Morgan
Company name	Coronado Property Developments
Address line 1	C/O Agent
Address line 2	
Address line 3	
Town/city	
Country	United Kingdom

2. Applicant Details

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

Joan

Surname

Isus

Company name

Amity Planning Ltd.

Address line 1

Suite 212

Address line 2

Creative Quarter

Address line 3

Cardiff

Town/city

Country

United Kingdom

Postcode

CF10 1AF

Primary number

07535396394

Secondary number

Email

joan@amityplanning.co.uk

4. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Residential development consisting of the conversion and extension to a listed building to create 7 apartments and a dwelling, construction of 62 dwellings (including 31 affordable units), the demolition of existing buildings, landscaping, re-profiling of land, alterations to the existing access and other associated works

Reference number

P/20/0199

Date of decision (date must be pre-application submission)

17/12/2020

Please state the condition number(s) to which this application relates

Condition number(s)

15 and 20

Has the development already started? ☐ Yes ☒ No

5. Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed

To make conditions pre-commencement only at the stage of the dwellings construction

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Condition 15: "No works shall commence on the construction of dwellings until details of piling or any other foundation designs using penetrative methods sufficient to demonstrate that there is no unacceptable risk to groundwater have been submitted to and approved in writing by the Local Planning Authority. The piling/foundation designs shall be implemented in accordance with the approved details.

Reason - In the interests of public health and to protect the ground waters in accordance with Policy EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan."

Condition 20: "No works shall commence on the construction of dwellings until details, including structural calculations and facing materials, of any retaining wall which exceeds 1 metre in height have been submitted to and approved in writing by the Local Planning Authority. The walls shall be completed in accordance with the approved details before the development hereby approved is brought into beneficial use.

Reason - In the interest of safety and visual amenity in accordance with Policy SW11 of Merthyr Tydfil County Borough Council Replacement Local Development Plan."

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

8. Ownership Certificates

Certificate of Ownership - Certificate A - Town and Country Planning (Development Management Procedure) (Wales) Order 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 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	Mr
First name	Joan
Surname	Isus
Declaration date	23/09/2021

☒ Declaration made

9. 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

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

Title	Mr
First name	Joan
Surname	Isus
Declaration Date	23/09/2021

☒ Declaration made

10. 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)	23/09/2021
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