


Building Control Approval with Full Plans		LOCAL AUTHORITY BUILDING CONTROL MERTHYR TYDFIL COUNTY BOROUGH COUNCIL		 <p>Cyngor Bwrdeistref Sirol MERTHYR TYDFIL MERTHYR TYDFIL County Borough Council</p>	
<p><i>This form is to be filled in by the person who intends to carry out building work or the agent. If the form is unfamiliar please consult the office indicated above.</i></p>					
<p>The Building Act 1984, The Building Safety Act 2022, The Building Regulations 2010, The Building Safety (Description of Higher-Risk Building) (Design and Construction Phase) (Wales) Regulations 2023</p>					
<p>Building Regulations Application for Building Control Approval with Full Plans (Wales) for non-higher-risk building work</p>					<p>Building Regulations Plan No:</p>
1	Submission Details Application Type:			Building Control Approval with Full Plans	
2	Applicants Details – Please give Full name, postal address, daytime telephone number and email address.				
	Name:				
	Address:				
	Postcode:		Tel:		Email:
3	Agents Details (if applicable)				
	Name:				
	Address:				
	Postcode:		Tel:		Email:
4	Client details (where different: from the applicant)				
	Name:				
	Address:				
	Postcode:		Tel:		Email:
5	Principal contractor/Sole contractor details (where known)				
	Name:				
	Address:				
	Postcode:		Tel:		Email:

6	Principal designer/Sole or Lead designer details (where known)				
	Name:				
	Address:				
	Postcode:		Tel:		Email:

7	Address where building work is to be carried out:	
	Address:	
	Postcode:	

8	Description of the Work:	
	No of storeys:	

9	Commencement (append additional information where necessary)
	State the date when it is proposed the work will reach the point when it is to be regarded as commenced in accordance with Regulation 46B (lapse of building control approval, commencement of work: Wales); and where the work does not consist of work to which paragraph (2) or (3) of Regulation 46B applies, state the details of the work which the client considers amounts to 15% of the proposed work.

10	Use of Building	
	State present use:	State proposed use:
	State whether the building is to be put to a "designated use" under the Fire Precautions Act 1971:	
	State whether the building is subject to the Regulatory Reform Order 2005:	

11	Granting of an application for building control approval with full plans subject to requirements.	
	Do you consent to the application for building control approval with full plans being granted with requirements*? Yes / No	
	Requirements are modifications that the building control authority may specify must be made in the full plans, or further plans as the authority may specify must be provided before work to which those plans relate starts.	

Extension of Time (Full Plans submission only)

Do you consent to an extension of time?

12**Existing buildings (append additional information where necessary)**

Where applicable, provide a description of the existing building, including:

- details of the current use of the building, including the current
- use of each storey
- the height of the building
- the number of storeys in the building as determined in accordance with [Regulation 5 of The Building Safety \(Description of Higher-Risk Building\) \(Design and Construction Phase\) \(Wales\) Regulations 2023](#)

Proposed works (append additional information where necessary)

Provide a description of the proposed work, including:

- details of the intended use of the building, including the intended use of each storey
- the height of the building after the proposed work
- the number of storeys in the building after the proposed work as determined in accordance with [Regulation 5 of The Building Safety \(Description of Higher-Risk Building\) \(Design and Construction Phase\) \(Wales\) Regulations 2023](#)
- the provision to be made for the drainage of the building
- where paragraph [H4 of Schedule 1](#) imposes a requirement, the precautions to be taken in the building over a drain, sewer or disposal main to comply with the requirements of that paragraph
- the steps to be taken to comply with any local enactment that applies

13**Electrical Installations in dwellings**

Please indicate which of the following methods you intend to use in order to demonstrate that all fixed electrical installation works associated with this application will be designed, installed, inspected and tested in accordance with BS7671.

A	Competent Person Scheme No additional fees (see list of approved schemes in attached guidance notes)	
B	BS7671 Certificate A qualified competent electrician will certify that the work has been designed, installed, inspected and tested in accordance with BS7671 and provide an Electrical Installation Certificate with associated inspection and testing schedules to BS7671.	
C	Building Control Body This option will attract an additional charge of over and above the normal application charge identified from the charges scheme.	
D	Don't know (N.B. This option will attract an additional charge equivalent to that charged for option c above)	

Note: Choosing option A or B at this stage and then reverting to option C on site will incur a greater charge equal to option C above, but additionally, may also involve the opening up of completed works, for inspection of fixed electrical wiring / installations.

14

Charges – Please make cheques payable to Merthyr Tydfil County Borough Council**Table A. Dwellings not more than 3 storeys & not more than 300m² in floor area**

Number of dwelling

For other dwellings use table 3

Table B. Certain domestic extensions, Loft conversions, Garages / carport & workFloor area (m²)extensions with floor area over 60m²
use table 3**Table C. Other works based on the full estimated cost**

Estimated cost £

Important – Please provide and
estimate to avoid a possible delay
with your submission**Fees for electrical works. Use Table 2****Total charges payable**

15

Declaration

This application for building control approval with full plans is in relation to the building work etc., as described above. It is submitted in accordance with Regulation 12(2)(b) and is accompanied by the appropriate charge

I understand that further applicable charges (such as inspection fees) may become payable by the building owner following the first inspection undertaken by the building control authority

I / we apply for building control approval with full plans as described on this form and as detailed on any supplementary documents

Signature of applicant:**Date:**

I, the client, confirm I agree to the application being made and that the information contained in the application is correct

Signature of client (where the client is not the applicant):**Date:**

The application for building control approval with full plans to inform the building control authority of building work etc., is restricted to certain building types. Additional information will also be required to accompany your application for building control approval with full plans, depending upon the work proposed. Further information can be found in the attached notes and checklist. This form cannot be used for building control approval applications for higher-risk building work or stage of higher-risk building work or for work to existing higher-risk buildings.

Guidance Notes

Submission details

Unauthorised works applications should use the 'Regularisation' option, other proposals can choose either the 'Full plans' or 'Building Notice' options, however, the Building Notice choice cannot be utilised where:-

The building is a 'designated use' under the Fire Precautions Act 1971 which Includes offices, shops, factories and hotels and/or is a workplace subject to the Fire Precautions (Workplace) Regulations 1997, Or where there is a duty to consult with the Fire Authority under the Regulatory Reform Order (Fire Safety) 2005.

The following details should be submitted with one completed copy of the application form and the appropriate fee.

1. Building Regulations Approval with Full Plans:-

Full constructional specification and details plus duplicate copies of plans.

2. Building Notice Applications:-

In the case of a Building Notice, a site plan and other particulars in accordance with Regulation 13. Additional information may be requested.

3. Regularisation application:-

In accordance with Building Regulations 21 (3), the Council may require the applicant to take reasonable steps, including laying open the unauthorised works for inspection, making tests and taking samples as the authority think appropriate to ascertain what work, if any, is required to secure compliance with the relevant legislation.

4. The Party Wall Act 1996:-

Some works in relation to party walls could invoke proceedings under the Party Wall Act 1996, you should understand these requirements prior to undertaking such proposal

5. Completion Certificates:-

Completion Certificates will only be issued when an appropriate electrical safety certificate has been received and the relevant Building Regulations charge has been paid in full.

6. Drainage Connection:-

Subject to certain provisions of the Water Industries Act 1991, owners and occupiers of premises are entitled to have their private foul and surface water drains and sewers connected to the public sewers, where available. Special arrangements apply to trade effluent discharge. Persons wishing to make such connections must give not less than 21 days notice to the Authority.

7. Regulations:-

These notes are for general guidance only; Full particulars regarding the deposit of the applications are contained in Regulation 13, 14 & 21 of the Building Regulations 2000 and, correspondingly in relation to Building Regulations fees the building (Local Authority Charges) Regulations 2010.

For further information or advice on Building Regulation matters please contact:

Merthyr Tydfil County Borough Council - Building Control, Unit 5, Triangle Business Park, Pentrebach, Merthyr Tydfil, CF48 4TQ Telephone: 01685 726263 / 726257

IMPORTANT: PLANS OR NOTICES MUST BE SUBMITTED TO THE COUNCIL UNDER THE BUILDING REGULATIONS

AND ANY NECESSARY PLANNING PERMISSIONS OBTAINED (If you haven't already done so you are advised to contact Development Control Tel: (01685) 726280, BEFORE ANY WORK ON SITE IS COMMENCED.