



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	Former Vaynor & Penderyn Site
Address line 1	Pontycapel Road
Address line 2	Cefn Coed
Town/city	Merthyr Tydfil
Postcode	CF48 2RP

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

Easting (x)	303331
Northing (y)	207750

Description

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2. Applicant Details

Title	Other
Other	Property Services
First name	Chris
Surname	Jones
Company name	Merthyr Tydfil County Borough Council
Address line 1	Unit 4
Address line 2	Triangle Business Park
Address line 3	Pentrebach
Town/city	Merthyr Tydfil
Country	United Kingdom

2. Applicant Details

Postcode

CF484DR

Primary number

01685726222

Secondary number

Email address

Chris.Jones3@merthyr.gov.uk

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

3. Agent Details

Title

Mr

First name

James

Surname

Allen

Company name

Blaenau Gwent County Borough Council

Address line 1

Municipal Offices, Civic Centre

Address line 2

Address line 3

Town/city

Ebbw Vale

Country

United Kingdom

Postcode

NP236XB

Primary number

01495355705

Secondary number

Email

jim.allen@blaenau-gwent.gov.uk

4. Site Area

What is the site area?

3.02

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

If Yes, please complete the following information regarding public open space

Type	Area of land (ha)
Open space lost	0.38
Open space gained	0.00

5. Description of the Proposal

Please describe the proposed development including any change of use

Construction of a new build replacement school for Ysgol Gymraeg Primary School, Cefn Coed, with associated play areas, parking, access & sports facilities

5. Description of the Proposal

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

6. Existing Use

Please describe the current use of the site

Part vacant site, part public open space playing field

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

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land

Type	Area of land (ha) proposed for new development
Previously developed land	0.68
Greenfield land	2.34

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):	N/A
Description of proposed materials and finishes:	New buff coloured face brick walls, with untreated timber and contrasting brick feature panels

Roof	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	New reinforced bitumen flat roof

Windows	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Grey polyester powder-coated aluminium windows & curtain walling

Doors	
Description of existing materials and finishes (optional):	N/A

7. Materials

Doors	
Description of proposed materials and finishes:	New polyester powder coated steel and aluminium doors

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Combination of random rubble natural stone and brick boundary and retaining walls. Composite stone walls with metal railings
Description of proposed materials and finishes:	Combination of existing random rubble natural stone walls, and new masonry retaining walls, with new black self-levelling metal railings and 1.8m high weldmesh security fencing. Existing composite stone walls with metal railings to be retained and refurbished

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Existing asphalt surfacing with concrete hardstandings
Description of proposed materials and finishes:	New tarmacadam access roads, pavements & hardstandings

Other type of material (e.g. guttering) Guttering	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	new polyester powder-coated aluminium gutters, colour to match windows & doors

Lighting	
Description of existing materials and finishes (optional):	Existing floodlighting to Godre'r Coed field
Description of proposed materials and finishes:	New street lighting to access road and parking, and low-level fittings to main pedestrian access steps and ramp to new building

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

TS1048-P01 to TS1048-P012 and TS1048 Design Access Statement

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

9. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.

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

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.

Drainage connection details to be determined later

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:

Refuse store with sufficient capacity to accommodate separate waste streams for recycling to be provided in vehicle service yard. Details to be provided later

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)
Other	0	0	1900	1900
Total	0	0	1900	1900

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

18. Employment

Will the proposed development require the employment of any staff? ☒ Yes ☐ No

Please complete the following information regarding employees:

Type	Full-time	Part-time	Equivalent number of full-time
Existing employees	37		

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

20. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

No air-conditioning units are currently proposed. The building will require a new high-efficiency gas boiler

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

Is any hazardous waste involved in the proposal?

☐ 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:

Extensive public consultation undertaken in 2017 including public meetings, website, and social media campaign

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

25. Pre-application Advice

Meetings held with Gareth Roberts & Judith Jones in MTCBC Planning on 30/05/18 & 01/05/18
Advice was to reconsider retaining wall finishes, and site levels in terms of proposed and existing levels to reduce height of new retaining wall to Pontycapel Road

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:

Merthyr Tydfil County Borough Council Property Services is the Applicant

27. 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	James
Surname	Allen
Declaration date	07/06/2018

☒ 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	Mr
First name	James
Surname	Allen
Declaration Date	07/06/2018

☒ 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)

07/06/2018