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31/7

The Quays, Brunel Way, Baglan Energy Park, Neath SA11 2GG
Y Ceiau, Ffordd Brunel, Parc Ynni Baglan, Castell-nedd SA11 2GG

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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	90,92-94
Suffix	
Property name	
Address line 1	Gnoll Park Road
Address line 2	
Town/city	Neath
Postcode	SA11 3DD
Description of site location must be completed if postcode is not known:	
Easting (x)	275727
Northing (y)	197730
Description	

Change of use from No 90 dwelling house (Class C3) to residential care home (Class C2) to extend the facilities at No 92-94 by increasing the number of rooms from 34 to 51 including a part two storey part three storey rear extension and a part single storey rear extension which will provide a dining area, additional parkings and bicycles bays to the front

2. Applicant Details

Title	MR
First name	Ernest Martin
Surname	Joyce
Company name	EMJ & GP Ltd
Address line 1	92-94, Gnoll Park Road
Address line 2	
Address line 3	
Town/city	
Country	Neath

2. Applicant Details

Postcode	SA11 3DD
Primary number	079977077954
Secondary number	
Email address	

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

3. Agent Details

Title	Mr
First name	Mohammad
Surname	Mahboubi
Company name	
Address line 1	Apt 293 Brindley House
Address line 2	101 Newhall st
Address line 3	
Town/city	Birmingham
Country	United Kingdom
Postcode	B3 1LL
Primary number	07455242425
Secondary number	
Email	armin.mahboubi1@gmail.com

4. Site Area

What is the site area?	1264.00
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

A full planning application to extend the facilities at Park View Care Home. The substance of the extension will be to add 90 Gnoll Park Road to the Park View which currently occupies buildings number 92-94 which will be suitable to offer facilities for Elderly people.

Has the work or change of use already started?

☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

Change of use from Dwelling house no 90 Gnoll Park Road use C3 to residential care home C2. The substance of the extension will be to add 90 Gnoll Park

6. Existing Use

Road to the Park View which currently occupies buildings number 92-94 which will be suitable to offer facilities for Elderly people.

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):

Timber cladding and color washed cement render.

Description of proposed materials and finishes:

Timber cladding and color washed cement render- no change to existing External finishes

Roof

Description of existing materials and finishes (optional):

Front : Roof timber construction pitched concrete tile
Rear :Same as Front

Description of proposed materials and finishes:

Front : No change
Rear : Flat roof covered in black rubber membrane. Black fascia and soffits with black rainwater goods

Windows

Description of existing materials and finishes (optional):

Windows are UPVC double glazed units

Description of proposed materials and finishes:

No change

Doors

Description of existing materials and finishes (optional):

UPVC double glazed

Description of proposed materials and finishes:

No change

Vehicle access and hard standing

Description of existing materials and finishes (optional):

Open access in front of number 90-92 building

Description of proposed materials and finishes:

no change

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

7. Materials

- Design and Access statement
- Business case Supporting document
- Elevation Drawing
- Elevation Drawing Colour
- Floor plan Drawing
- Location Plan
- Site Plan
- Drainage-support document

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

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

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.

- Drainage & Water- supporting documents

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:

Plan layout - Proposed Ground floor

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

If you answered "yes" to the question above, please specify the existing and proposed number of market and affordable dwellings on the attached plans

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

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

Part-time

Total full-time equivalent

Proposed Employees

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

Full-time

Part-time

Total full-time equivalent

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

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. Neighbour and Community Consultation

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

☒ Yes ☐ No

If Yes, please provide details:

I have consulted the proposal plan with number 88 which is the property next door to where most of the development will be made. They have no issue and say they are in full support of the development.

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No