

## Application for Planning Permission and Conservation Area Consent for demolition in a conservation area

### 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.

#### 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

Address Line 1

Address Line 2

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

#### Applicant Details

Reference:

Name/Company

Title

MR

First name

Rasit

Surname

Gundogdu

Company Name

Address

Address line 1

C/O AGENT

Address line 2

C/O AGENT

Address line 3

C/O AGENT

Town/City

C/O AGENT

Country

C/O AGENT

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Reference:

## Agent Details

### Name/Company

Title

Mr

First name

Peter

Surname

Legg

Company Name

DLP Architecture Ltd

### Address

Address line 1

Systems House

Address line 2

89 Heol Don

Address line 3

Whitchurch

Town/City

Cardiff

Country

United Kingdom

Postcode

CF14 2AT

### Contact Details

Primary number

Secondary number

Email address

### Site Area

Reference:

What is the site area?

256.00

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

## Description of the Proposal

### Description

Please describe the proposed development including any change of use and details of the proposed demolition

Demolition of façade and reconstruction of 2 storey building. (Class A1 retail with ancillary storage to 1st and 2nd Floor)

Has the work or change of use already started?

- ☐ Yes  
☒ No

## Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

The building is unsafe and beyond repair due to fire damage

## Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☒ Yes  
☐ No

If Yes, please describe and include the planning application reference number(s), if known

P2016/0303 | Demolition of fire damaged property, with retention of front elevation (Conservation Area Consent for Demolition) | 30 QUEEN STREET NEATH SA11 1DL

## Existing Use

Please describe the current use of the site

VACANT SHOP UNIT

Reference:

Is the site currently vacant?

- ☒ Yes  
☐ No

If Yes, please describe the last use of the site

REPTILE SHOP

When did this use end (if known)?

dd/mm/yyyy

**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

Area of previously developed land proposed for new development

0.02

hectares

Area of greenfield land proposed for new development

0.00

hectares

**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:**

Roof

**Existing materials and finishes:**

Concrete tiles

**Proposed materials and finishes:**

slate tile to match neighboring properties

**Type:**

Walls

**Existing materials and finishes:**

Painted rendered masonry

**Proposed materials and finishes:**

Painted rendered masonry

**Type:**

Windows

**Existing materials and finishes:**

Aluminum shopfront & metal framed windows to first floor

**Proposed materials and finishes:**

Aluminum shopfront & white PVCu framed windows to first floor to match neighboring properties

**Type:**

Doors

**Existing materials and finishes:**

Aluminum shopfront

**Proposed materials and finishes:**

Aluminum shopfront & metal security door

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

P359\_L\_001, 002, 100, 110, 111, 120, 200, 210, 211 & 220

## 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

Reference:

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

## 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:

Bin store to rear

## 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

## 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

0

Part-time

0

Total full-time equivalent

0.00

## Proposed Employees

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

Full-time

2

Part-time

2

Total full-time equivalent

2.00

## Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☒ Yes
- ☐ No

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

**Use Class:**  
A1 - Shops

**Unknown:**  
Yes

## 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

## 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

## Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 & Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 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

Reference:

☒ Yes

☐ No

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

|                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Name of Owner/Agricultural Tenant:</b><br/>The owner</p> <p><b>House name:</b></p> <p><b>Number:</b><br/>28</p> <p><b>Suffix:</b></p> <p><b>Address line 1:</b><br/>QUEEN STREET</p> <p><b>Address Line 2:</b></p> <p><b>Town/City:</b><br/>NEATH</p> <p><b>Postcode:</b><br/>SA11 1DL</p> <p><b>Date notice served (DD/MM/YYYY):</b><br/>14/02/2024</p> |
| <p><b>Name of Owner/Agricultural Tenant:</b><br/>THE OWNER</p> <p><b>House name:</b></p> <p><b>Number:</b><br/>32</p> <p><b>Suffix:</b></p> <p><b>Address line 1:</b><br/>QUEEN STREET</p> <p><b>Address Line 2:</b></p> <p><b>Town/City:</b><br/>NEATH</p> <p><b>Postcode:</b><br/>SA11 1DL</p> <p><b>Date notice served (DD/MM/YYYY):</b><br/>14/02/2024</p> |

### Person Role

- ☐ The Applicant
- ☒ The Agent

Title

|    |
|----|
| Mr |
|----|

Reference:

First Name

Peter

Surname

Legg

Declaration Date

14/02/2024

☒ 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

Mr

First Name

Peter

Surname

Legg

Declaration Date

14/02/2024

☒ Declaration made

Reference: