

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.

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

63

Suffix

Property Name

Address Line 1

Heol Cae Gurwen

Address Line 2

Town/city

Gwaun Cae Gurwen

Postcode

SA18 1HG

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

Easting (x)

270290

Northing (y)

211867

Description

Urgent structural works in relation to a failed party wall to comply with Building Regulations 2010 B (Wales): Section 9.1 Provisions are made in this section for the external walls of the building to have sufficient fire resistance to prevent fire spread across the relevant boundary & Building Regulations 2010 B (Wales): Section 6: Compartmentation 6.1 The spread of fire within a building can be restricted by sub-dividing it into compartments separated from one another by walls and/or floors of fire-resisting construction & 6.7 Compartment walls that are common to two or more buildings should run the full height of the building in a continuous vertical plane. Further details are in the document Design and Technical Solutions pdf

Restoration of the original Victorian front facade and ingress egress routes from the original building and supportive structures not visible from street section. Further drawings found attached to the application. Rear first floor extension with sloped roof to enable a south facing Solar PV array and living wall to become a carbon neutral building, this includes further biodiversity enhancements being Bird and Bat boxes, further information can be found in the attached technical documents.

No change to current shop last used as a grocers and florist with the intention of keeping a grocers at the same location. Refurbishment of the existing 3 living accommodation blocks known as 63A, 63B, 63C. New period sash windows to front and south side to match the character of the building.

Retention of Waste storage areas and parking arrangements, further information can be found in the attached technical documents.

Applicant Details

Name/Company

Title

Mrs

First name

Rhian

Surname

Hennah

Company Name

Rapid IT (Outsourcing Services) ltd

Address

Address line 1

63 Heol Cae Gurwen

Address line 2

Gwaun Cae Gurwen

Address line 3

Town/City

Country

United Kingdom

Postcode

SA18 1HG

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Email address

***** REDACTED *****

Site Area

What is the site area?

380.00

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

Urgent structural works in relation to a failed party wall to comply with Building Regulations 2010 B (Wales): Section 9.1 Provisions are made in this section for the external walls of the building to have sufficient fire resistance to prevent fire spread across the relevant boundary & Building Regulations 2010 B (Wales): Section 6: Compartmentation 6.1 The spread of fire within a building can be restricted by sub-dividing it into compartments separated from one another by walls and/or floors of fire-resisting construction & 6.7 Compartment walls that are common to two or more buildings should run the full height of the building in a continuous vertical plane. Further details are in the document Design and Technical Solutions pdf

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Has the work or change of use already started?

- ☒ Yes
- ☐ No

If yes, please state the date when the work or change of use started (date must be pre-application submission)

13/09/2022

Has the work or change of use been completed?

- ☐ Yes
☒ No

Existing Use

Please describe the current use of the site

The site was used as 3 living accommodations and a shop with a large car park. These were known as 63A, 63B, 63C and a vacant shop formally used as a grocers and florist. The property was vacated due to structural failure of the party wall caused by unauthorised changes to the roofing structure and foul drainage from the property 59. Emergency works were undertaken to prevent structural collapse and endangering the public.

Is the site currently vacant?

- ☒ Yes
☐ No

If Yes, please describe the last use of the site

The site was used as 3 living accommodations and a shop with a large car park. These were known as 63A, 63B, 63C and a vacant shop formally used as a grocers and florist. The property was vacated due to structural failure of the party wall caused by unauthorised changes to the roofing structure and foul drainage from the property 59. Emergency works were undertaken to prevent structural collapse and endangering the public.

When did this use end (if known)?

10/01/2021

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

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:

Walls

Existing materials and finishes:

Red Brick and white render

Proposed materials and finishes:

Red Brick and white render Rear rendered walls will have a bat/bird boxes to promote the ecology of the area

Type:

Roof

Existing materials and finishes:

Existing pitched main roof are Marley Tiles (Previous Unauthorised change of use) Existing rear pitched roof comprised of Marley Tiles and flat felt roof.

Proposed materials and finishes:

New pitched roof to match existing with Welsh Slates (Advised by pre-planning) and rear domar with same slate and the rear to be finished with a EPDM Rubber Roof. Rear extension roof to be continuously pitched (As advised by pre-planning advice) with the benefit of integrated solar panels to make use of Photovoltaic generation of electricity to reduce the carbon footprint of the building.

Type:

Windows

Existing materials and finishes:

Style of Georgian era windows (damaged single glazed approx 1910) Constructed of wood, historically white, previously painted black

Proposed materials and finishes:

New in Style of Georgian era windows (A/A+ Rated to help reduce energy bills and can prevent heat from escaping) Constructed of wood, white

Type:

Doors

Existing materials and finishes:

Existing doors are a mix of painted wooden doors and UPVC

Proposed materials and finishes:

New wooden doors to match the character of the building in white to comply with EPC and fire regulations

Type:

Lighting

Existing materials and finishes:

Existing outdoor perimeter lighting around the building (Halogen flood lighting). Internal lighting is comprised of fluorescent tube lights

Proposed materials and finishes:

New outdoor perimeter Solar Powered LED lighting around the building. New internal LED energy saving lighting

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

Existing layout plans
Proposed layout plans
Existing elevation plans
Proposed elevation plans
Existing roof plans
Proposed roof plans
Location plan
Block plan
Design statement
Party wall design
Access statement
Ecology Survey & Report
Pre-planning Advice
Justification for conversion/alterations to a building of local importance (LDP Policy BE2)
Justification for loss of community use (LDP Policy SC2)
Bat Survey
Details of biodiversity enhancements
Welsh Language assessment
Historic building survey record
Waste/Recycling bin storage details
Car park layout with new bike storage
Coal Mining report
Community feedback
Environmental search
Welsh Water drainage (Surface and foul)
Statement on party wall
Design & technical solutions
Building regulations drawings
Access Statement
Swept path analysis
Ecology enhancements
Bat survey

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.

Vehicle Parking

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.

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

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

The property is connected to the mains sewer that was recently adopted by Welsh Water.
Sewerage plans have been redrawn and surveyed by Welsh Water

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:

There is a dedicated area to store and segregate waste for collection that will decrees the likelihood for vermin. The existing layout gas been expanded to comply with the new Welsh legislation for segregating waste

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

If you have answered Yes to the question above please add details in the following table:

Use Class: A1 - Shops Net Tradable Area Existing gross internal floorspace (square metres): 130 Gross internal floorspace to be lost by change of use or demolition (square metres): 130 Total gross internal floorspace proposed (including change of use) (square metres): 110 Net additional gross internal floorspace following development (square metres): -20				
Totals	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)
	130	130	110	-20

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

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

Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes

☒ No

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

If you have answered 'Yes' to the question above please state the proposed energy output capacity in Megawatts (MW):

Renewable energy type: Solar Energy capacity: 0.01 Megawatts
Renewable energy type: Ground/water/air heat pumps Energy capacity: 0.01 Megawatts

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

If Yes, please provide details

We have consulted local people who have shown us photos of the building and eye witness accounts of it being used as a dwelling that once looked like a building that is still standing further down the road before the building rood was changed to a pitched marly tile roof. We have incorporated the design of the building around the feedback of the community. We have received pre-panning advise and made such changes to the said look and character of the building and retaining its original character for future generations to enjoy
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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

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Q2023/0038

Date (must be pre-application submission)

04/11/2022

Details of the pre-application advice received

Local Context and Constraints

Low Risk Coal Area Building of Local Importance – GCG002: 57-63 Heol Cae Gurwen

Please note that this information is based on our current records and is, as far as possible, accurate. Nevertheless, we reserve the right to advise you of any additional constraints that may be identified at the time of your application

Planning Policy Wales (Edition 11, February 2021)

'6.1.5 The planning system must take into account the Welsh Government's objectives to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations. The historic environment is a finite, non-renewable and shared resource and a vital and integral part of the historical and cultural identity of Wales. It contributes to economic vitality and culture, civic pride, local distinctiveness and the quality of Welsh life. The historic environment can only be maintained as a resource for future generations if the individual historic assets are protected and conserved.

Issues

The site is located within settlement limits, as defined in the LDP, and Policy SC1 states that sustainable new development that is proportionate in scale and form to the role and function of the settlement will be acceptable, subject to compliance with all other requirements and policies. In this regard, the principle of the proposed development (in terms of its impact on the historic environment and local community), design/form/appearance, biodiversity, highways and drainage issues are considered to be material to the overall planning assessment of the proposals.

It is noted that the site/building is subject to a planning enforcement investigation (ref. E2022/0248) and you are advised to cease work unless and until such time as planning permission has been granted for the development. In this regard the metal roller shutter door that has been installed is not acceptable and should be omitted from any proposed development application. The original roof covering has already been removed therefore proposals for its reinstatement with original or similar sympathetic materials, preferably slate, should be included with any formal planning application. It would not be acceptable to increase the roof pitch to raise the ridge height of the building

Having regard to the nature of your proposal it is considered at this stage that in addition to the submission of standard mandatory supporting documentation by the following additional documentation: -

Justification for conversion/alterations to a building of local importance (LDP Policy BE2)

Justification for loss of community use (LDP Policy SC2)

Bat Survey

Details of biodiversity enhancements

Welsh Language assessment (see our Development and the Welsh Language SPG for guidance) Historic building survey record

Waste/Recycling bin storage details

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 Certificate

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 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

Certificate of Ownership - Certificate A

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

Mrs

First Name

Rhian

Surname

Hennah

Declaration Date

13/08/2024

☒ 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

Mrs

First Name

Rhian

Surname

Hennah

Declaration Date

13/08/2024

☒ Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Mathew Hennah

Date

20/08/2024