



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 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

Name/Company

Title

MRS

First name

HANNAH

Surname

DUGARD

Company Name

Address

Address line 1

26 Maen Gilfach

Address line 2

Trelewis

Address line 3

Merthyr Tydfil

Town/City

Treharris

Country

United Kingdom

Postcode

CF46 6BG

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

MR

First name

CRAIG

Surname

DAVIES

Company Name

MAINTY GROUP CONSULTING LTD

Address

Address line 1

18A Newport Business Centre

Address line 2

Corporation Road

Address line 3

Town/City

Country

United Kingdom

Postcode

NP194RF

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Site Area

What is the site area?

95.85

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

Change of use from a C3 dwelling house to a C4 house in multiple occupancy (HMO) (5 bedrooms)

Has the work or change of use already started?

- Yes
 No

Existing Use

Please describe the current use of the site

DOMESTIC PRIVATE RESIDENCE (UNOCCUPIED & VACANT)

Is the site currently vacant?

- Yes
 No

If Yes, please describe the last use of the site

DOMESTIC RESIDENCE 3 BEDROOM

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

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:
Windows

Existing materials and finishes:
UPVC WINDOWS TO FRONT AND REAR (BROWN COLOURED FRONT, WHITE COLOURED REAR)

Proposed materials and finishes:
CHANGES ONLY APPLY TO REAR BEDROOM WINDOW. CURRENT 1X LARGE WINDOW TO BE CHANGED TO 2X SMALLER WINDOWS IN SAME OPENING. PROPOSED MATERIALS WILL BE REPLACEMENT UPVC WHITE IN COLOUR TO MATCH EXISITING

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

REAR ELEVATION EXISTING & PROPOSED

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

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

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

PLEASE SEE ATTACHED EXISTING PLANS - ORIGINAL AND CURRENT FOULD SYSTEM WILL BE RETAINED / NO CHANGE

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

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

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

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

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

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

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

MR

First Name

CRAIG

Surname

DAVIES

Declaration Date

23/01/2024

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

CRAIG

Surname

DAVIES

Declaration Date

23/01/2024

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.

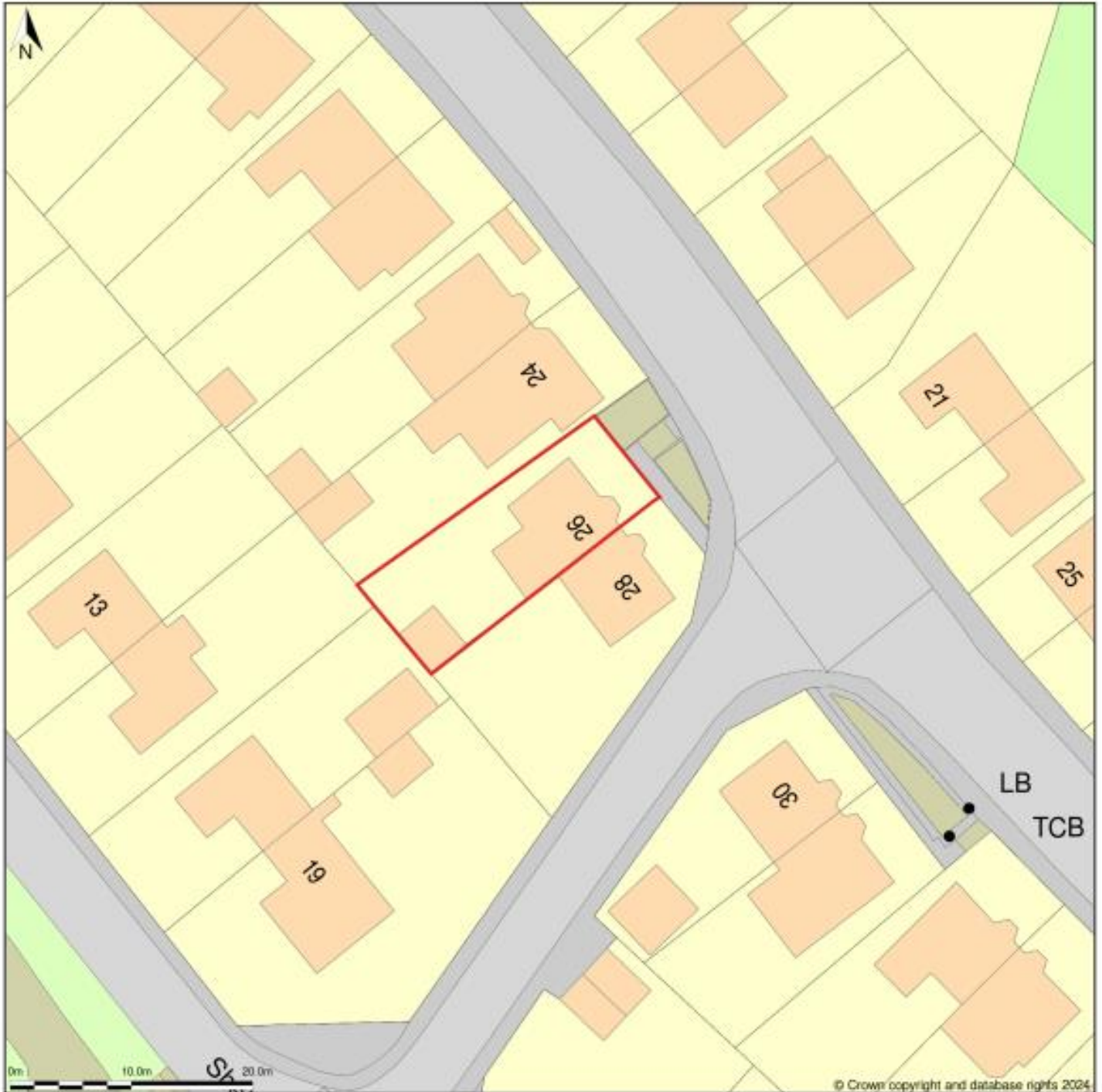
I / We agree to the outlined declaration

Signed

Craig Davies

Date

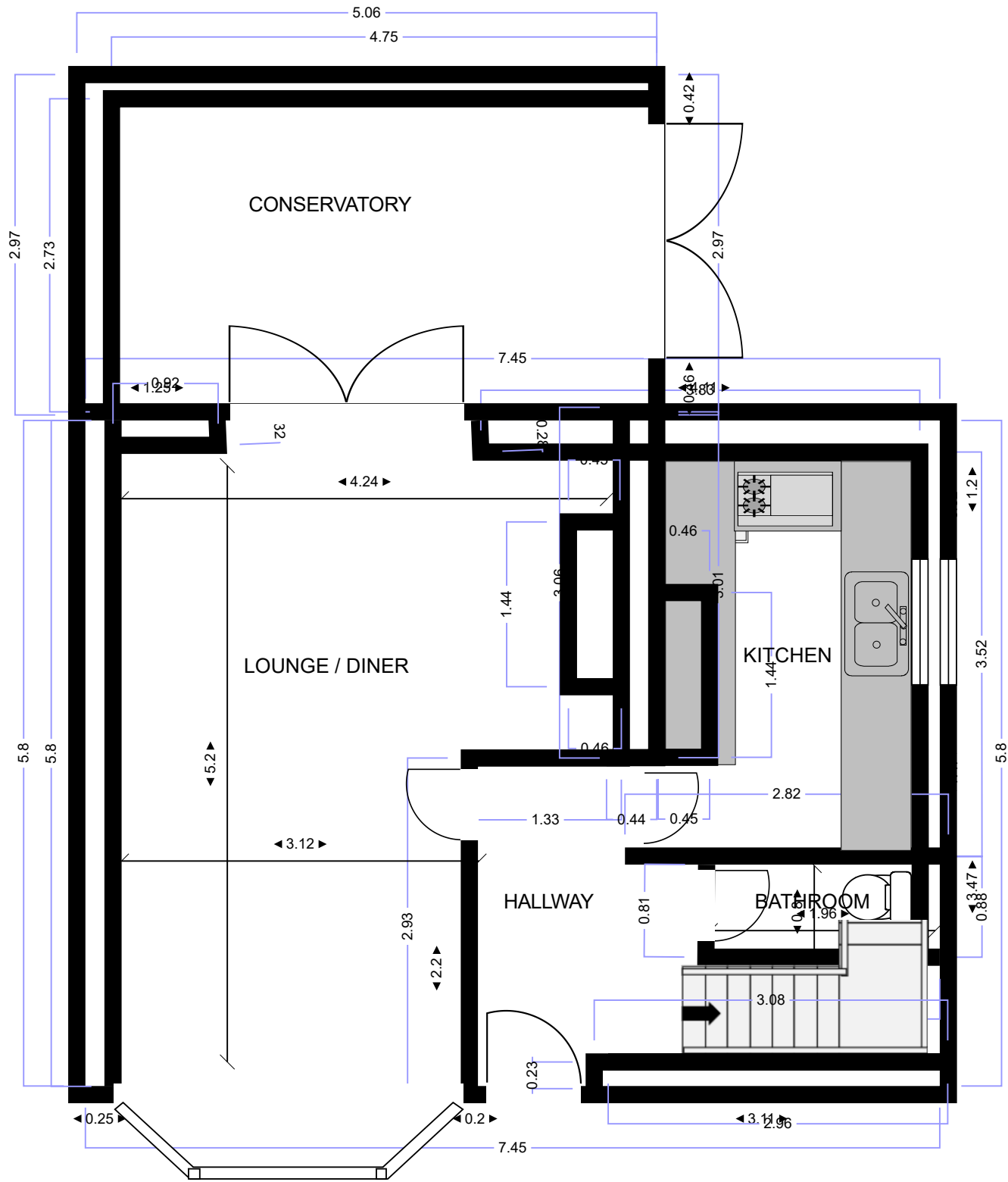
23/01/2024



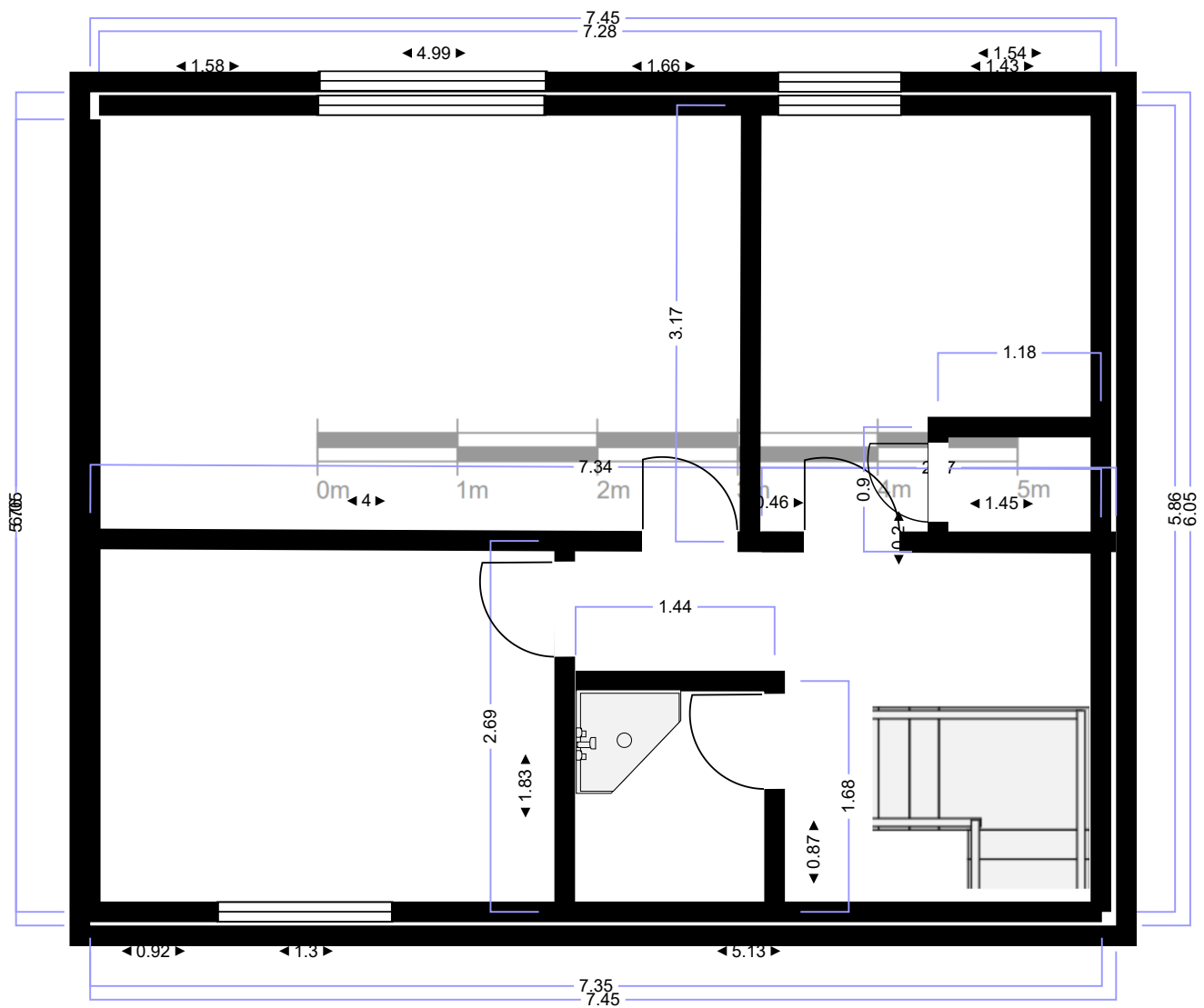
Site Plan (also called a Block Plan) shows area bounded by: 310720.96, 197950.96, 310810.96, 198040.96 (at a scale of 1:500), OSGridRef: ST10789799. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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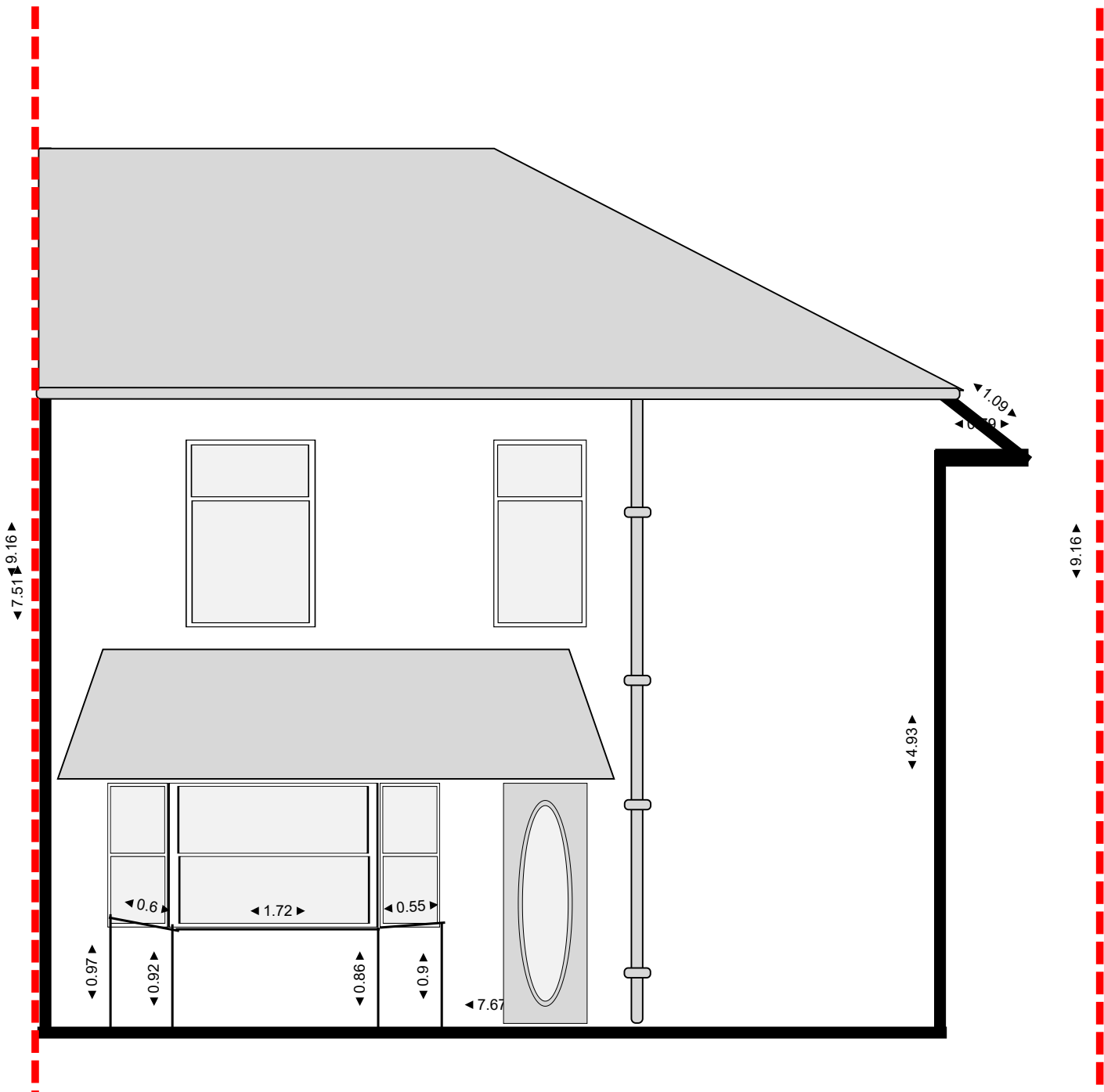


Site:	26 MAEN GILFACH GROUND FLOOR LAYOUT EXISTING	Drawing:	801506-F	Project:	0000416CG	Drawn:	CDavies	Notes:	MAINTY Group Consulting LTD 18A NBC Newport NP194RF
Client:	DUGARD PROPERTY	Scale:	N/A	Date:	23/01/2024	Rev:	A		



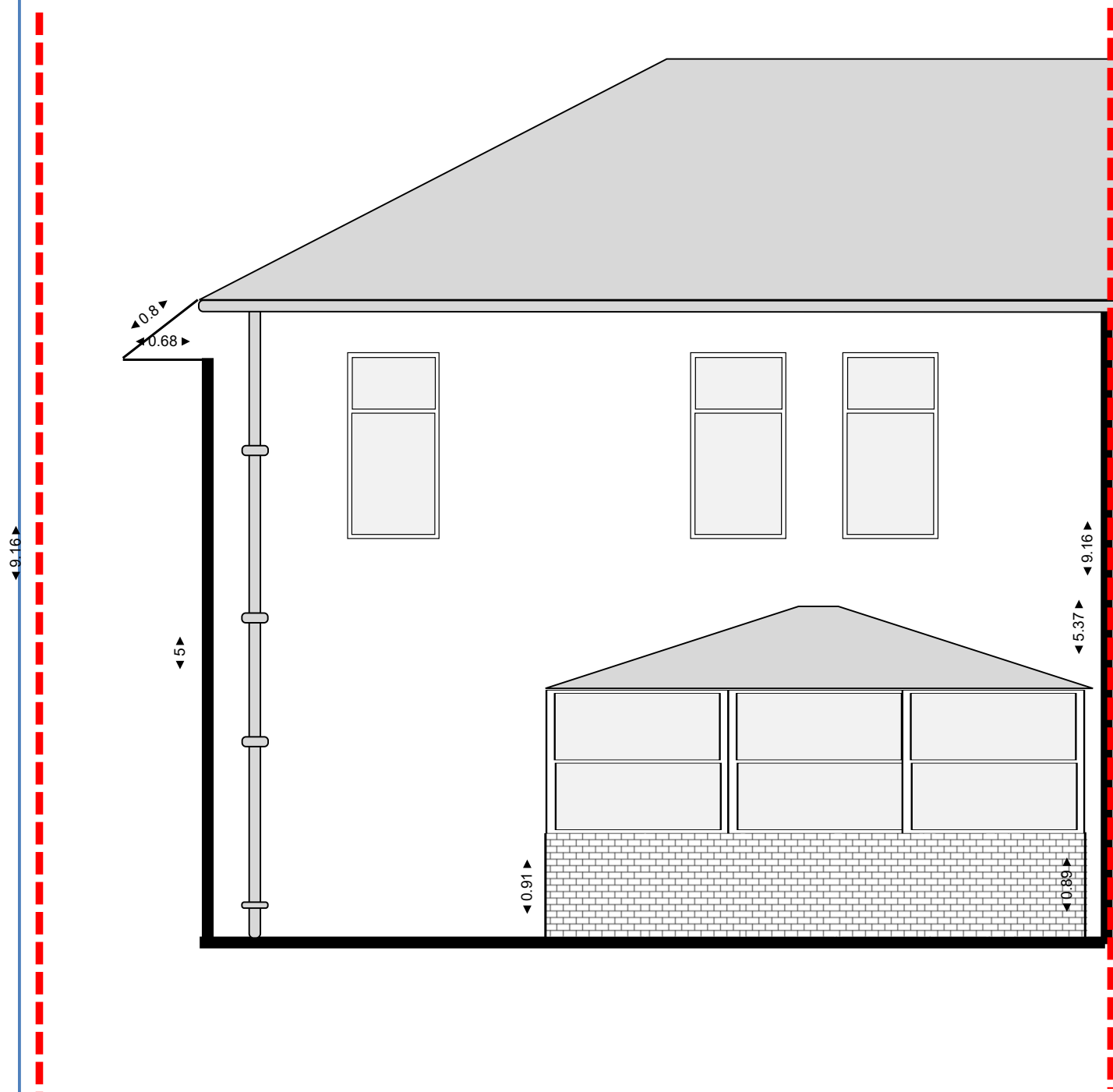
Site:	26 MAEN GILFACH FIRST FLOOR LAYOUT EXISTING	Drawing:	801506-F	Project:	0000416CG	Drawn:	CDavies	Notes:	MAINTY Group Consulting LTD 18A NBC Newport NP194RF
Client:	DUGARD PROPERTY	Scale:	N/A	Date:	23/01/2024	Rev:	A		

NEIGHBOURING PROPERTY

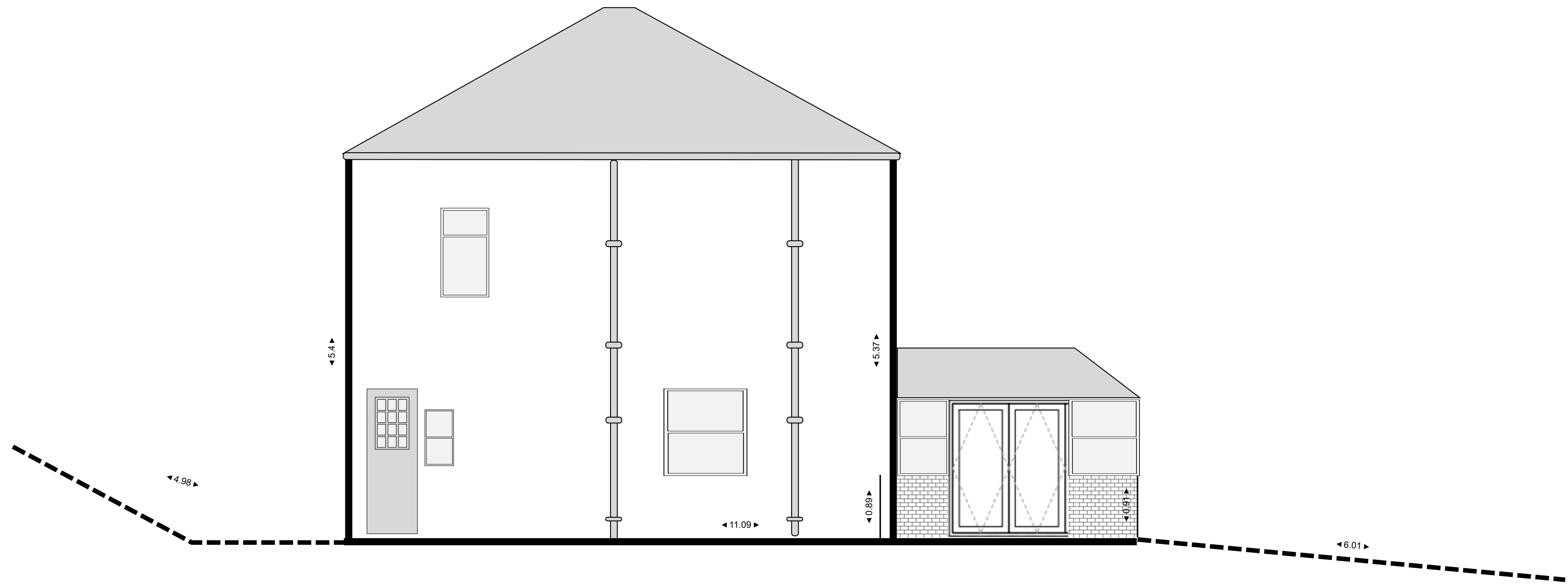


Site: 26 MAEN GILFACH FRONT ELEVATION PROPOSED	Drawing: 801506-B	Project: 0000416CG	Drawn: CDavies	Notes:	MAINTY Group Consulting LTD 18A NBC Newport NP194RF
Client: DUGARD PROPERTY	Scale: N/A	Date: 23/01/2024	Rev: A		

NEIGHBOURING PROPERTY



Site:	26 MAEN GILFACH REAR ELEVATION PROPOSED	Drawing:	801506-D	Project:	0000416CG	Drawn:	CDavies	Notes:	MAINTY Group Consulting LTD 18A NBC Newport NP194RF
Client:	DUGARD PROPERTY	Scale:	N/A	Date:	23/01/2024	Rev:	A		



Site:	26 MAEN GILFACH SIDE ELEVATION PROPOSED	Drawing:	801506-F	Project:	0000416CG	Drawn:	CDavies	Notes:	MAINTY Group Consulting LTD 18A NBC Newport NP194RF
Client:	DUGARD PROPERTY	Scale:	N/A	Date:	23/01/2024	Rev:	A		

List of transactions

Transactions List:

Transaction date	Type of payment	Customer reference	Amount (GBP)	Additional Info
05/02/2024	Purchase	2468 Microsoft G03	-12.36	OFFICE 365 MONTHLY CHARGE
02/02/2024	Purchase	2468 DEFIBSTORE LT	-81.6	DEFIB PADS - MAEN GILFACH
01/02/2024	Purchase	2468 DEFIBSTORE LT	-81.6	DEFIB PADS - SHINRIG ESTATE
01/02/2024	Purchase	2468 WWW.ICO.ORG.U	-40.0	DATA PROTECTION REGISTRATION FEE
31/01/2024	Standing Order	CLEVELAND CONTAINERS	-4680.0	ALLOTMENT STORAGE - GRANT FUNDED
26/01/2024	Standing Order	SALARIES	-596.82	SALARIES
26/01/2024	Standing Order	SALARIES	-270.4	SALARIES
26/01/2024	Standing Order	EXPENSES	-57.5	EXPENSES
24/01/2024	Standing Order	KARL EVANS BUILDER	-4000.0	ALLOTMENT IMPROVEMENT - GRANT FUNDED
24/01/2024	Standing Order	HMRC	-204.33	TAX PAYMENTS
24/01/2024	Standing Order	RCT PENSIONS	-194.99	PENSION PAYMENT

24/01/2024	Standing Order	MTCBC	-55.53	WASTE CONTRACT
24/01/2024	Standing Order	ACE BUILDERS	-36.0	WATER FOUNTAIN CHARGE
24/01/2024	Standing Order	ACE BUILDERS	-36.0	WATER FOUNTAIN CHARGE
24/01/2024	Standing Order	ACE BUILDERS	-36.0	WATER FOUNTAIN CHARGE
18/01/2024	Purchase	GO HEAT	-165.91	COMMUNITY CENTRE ELECTRIC HEATERS
16/01/2024	Purchase	2468 AMZNMktplace	-23.07	COM CENTRE CLEANING MATERIALS
10/01/2024	Direct Debit	PNET3924606-1	-39.36	BROADBAND MONTHLY CHARGE
09/01/2024	Direct Debit	STRIPE	-7.2	PAYROLL SOFTWARE MONTHLY CHARGE
05/01/2024	Purchase	2468 Amazon.co.uk*	-18.0	COMMUNITY CENTRE SUPPLIES
05/01/2024	Purchase	2468 Microsoft G03	-12.36	OFFICE 365 MONTHLY CHARGE
28/12/2023	Standing Order	SALARIES	-661.65	SALARIES
28/12/2023	Standing Order	SALARIES	-270.4	SALARIES
28/12/2023	Standing Order	EXPENSES	-37.25	EXPENSES

27/12/2023	Purchase	2468 OAKHOUSE FOOD	-25.28	CHRISTMAS MEAL DELIVERY
27/12/2023	Purchase	2468 OAKHOUSE FOOD	-25.28	CHRISTMAS MEAL DELIVERY
27/12/2023	Purchase	2468 OAKHOUSE FOOD	-25.28	CHRISTMAS MEAL DELIVERY
27/12/2023	Purchase	2468 OAKHOUSE FOOD	-13.14	CHRISTMAS MEAL DELIVERY
27/12/2023	Purchase	2468 OAKHOUSE FOOD	-13.14	CHRISTMAS MEAL DELIVERY
27/12/2023	Purchase	2468 OAKHOUSE FOOD	-13.14	CHRISTMAS MEAL DELIVERY
27/12/2023	Purchase	2468 OAKHOUSE FOOD	-13.14	CHRISTMAS MEAL DELIVERY
27/12/2023	Purchase	2468 OAKHOUSE FOOD	-13.14	CHRISTMAS MEAL DELIVERY
21/12/2023	BACS Credit	MERTHYR TYDFIL CR	10878.0	ALLOTMENT IMPROVEMENT GRANT RECEIPT
21/12/2023	Faster Payment	LBG PIE	60.0	COMMUNITY CENTRE RENTAL INCOME
19/12/2023	Standing Order	BETHEL FULL GOSPEL	-500.0	GRANT
18/12/2023	Standing Order	CITY ILLUMINATIONS	-6384.0	CHRISTMAS LIGHTS

18/12/2023	Standing Order	WAO	-325.0	AUDIT FEE
18/12/2023	Standing Order	HMRC	-233.37	TAX PAYMENTS
18/12/2023	Standing Order	RCT PENSIONS	-216.17	PENSION PAYMENT
18/12/2023	Standing Order	MTCBC	-201.25	KICKABOUT INSPECTION FEE
14/12/2023	Faster Payment	GLEN RICHARDS	50.0	COMMUNITY CENTRE RENTAL INCOME
12/12/2023	First Direct Debit	SSE ENERGY SUPPLY	-228.24	COM CENTRE ELECTRICITY BILL
11/12/2023	Direct Debit	PNET3924606-1	-39.36	BROADBAND MONTHLY CHARGE
08/12/2023	BACS Credit	MAIN GRANTS	8600.0	GRANT INCOME
08/12/2023	Faster Payment	FEDERICO FRANCES	50.0	COMMUNITY CENTRE RENTAL INCOME
07/12/2023	Standing Order	MTCBC	-55.53	WASTE CONTRACT
07/12/2023	Direct Debit	STRIPE	-7.2	PAYROLL SOFTWARE MONTHLY CHARGE
05/12/2023	Purchase	2468 Microsoft G03	-12.36	OFFICE 365 MONTHLY CHARGE