



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	<input type="text"/>
Suffix	<input type="text"/>
Property name	Land adjacent to Bryngelli Industrial Estate
Address line 1	Meadow Lane
Address line 2	<input type="text"/>
Town/city	Hirwaun
Postcode	CF44 9PT

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

Easting (x)	295331
Northing (y)	205425

Description

**2. Applicant Details**

Title	<input type="text"/>
First name	<input type="text"/>
Surname	n/a
Company name	Meadow Lane (Hirwaun) Ltd
Address line 1	65 Station Road
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	Port Talbot
Country	United Kingdom
Postcode	SA13 1NW

## 2. Applicant Details

Primary number

Secondary number

Email address

Are you an agent acting on behalf of the applicant?

Yes  No

## 3. Agent Details

Title

Mr

First name

Jason

Surname

Evans

Company name

Evans Banks Planning Limited

Address line 1

2 Llandeilo Road

Address line 2

Cross Hands

Address line 3

Town/city

Carmarthenshire

Country

United Kingdom

Postcode

SA14 6NA

Primary number

01269400410

Secondary number

Email

info@evansbanks.com

## 4. Site Area

What is the site area?

1.20

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

## 5. Description of the Proposal

Please describe the proposed development including any change of use

Proposed residential development (35 no. units) at land adjacent to Bryngelli Industrial Estate.

Has the work or change of use already started?

Yes  No

## 6. Existing Use

Please describe the current use of the site

Former industrial estate

Is the site currently vacant?

Yes  No

## 6. Existing Use

If Yes, please describe the last use of the site

Industrial estate (Former bakery)

When did this use end  
(if known)?

**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	1.2

## 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):**

Windows	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Light/Mid Grey UPVC - RAL 7004

Walls	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Main Brick: Bladon Dark Red by UK Brick Detail Brick: Bladon Dark Red by UK Brick Cill Detail: Stone Cills in Portland ... no Stone cill to Timber Boarding areas TO PRIMARY ELEVATIONS ONLY Brick Cills to Secondary Elevations Head Detail: Stone Lintels in Portland ... no Stone Lintels to Timber Boarding areas TO PRIMARY ELEVATIONS ONLY Brick Cills to Secondary Elevations Brick Panels: No

Doors	
Description of existing materials and finishes (optional):	

## 7. Materials

Description of proposed materials and finishes:	Door Frame: RAL 7004  Front Door: Hurst Rustic Cottage 3 rectangular... vertical timber feature where shown  Garage Doors: Haven by Cardale colour Berkley Vertical – Gregorian light grey  Side Door to Garage: Haven by Cardale colour – Only required to plot 31 as all other plots have direct access to side of dwellings/rear gardens.
---	--

Roof	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Roof: Ardonit Fibre Cement Slate in Blue Black by SVK  Roof Hip and Ridge Tile: Half Round Ridge Fibre Cement in Blue Black by SVK  Fascia / Soffits / Bargeboard: White UPVC

Other Rainwater Goods	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Gutters: White Half Round Gutters  Downpipes: White Round Downpipes

Are you supplying additional information on submitted plans, drawings or a design and access statement?  Yes  No

## 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.**

## 10. Trees and Hedges

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:

### 13. Foul Sewage

- 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.

Please refer to drainage documentation

### 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

### 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

### 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:

PAC

## 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

## 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

## 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

## 27. Ownership Certificates

Title	<input type="text"/>
First name	<input type="text" value="Jason"/>
Surname	<input type="text" value="Evans"/>
Declaration date	<input type="text" value="12/07/2021"/>

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	<input type="text"/>
First name	<input type="text" value="Jason"/>
Surname	<input type="text" value="Evans"/>
Declaration Date	<input type="text" value="12/07/2021"/>

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)