

Tredomen House Tredomen Park Ystrad Mynach Hengoed CF82 7WF Tel: 01443 815588

Email: planning@caerphilly.gov.uk

Tŷ Tredomen Parc Tredomen Ystrad Mynach Hengoed CF82 7WF Ffôn: 01443 815588

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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.

cannot provide a postcode, the description of site location must be completed. Please ocate the site - for example "field to the North of the Post Office".  er Suffix  rty Name  I Hole Inn  ss Line 1  / Road  ss Line 2  i-haf  city  ttllanfraith  ode  2 2QE  cription of site location (must be completed if postcode is g (x))  Northing (y)  195707	
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Reference: PP-11699376

**Applicant Details** 

Name/Company

Title
Mr
First name
D
Surname
Evans
Company Name
Address
Address line 1
29
Address line 2
Ty Fry Road
Address line 3
Town/City
Aberbargoed
Country
Postcode
CF81 9FL
Are you an agent acting on behalf of the applicant?
⊗ Yes
○ No
Contact Details
Primary number
Secondary number
Email address

## **Agent Details**

Name/Company

Title
mr
First name
Peter
Surname
Barnes
Company Name
Peter Barnes & Associates
Address Address line 1
Rhys House
Address line 2
James Street
Address line 3
Town/City
Ebbw Vale
Country
United Kingdom
Postcode
NP23 6JG
Contact Details
Primary number
***** REDACTED *****
Secondary number
·
Email address
***** REDACTED *****
Cita Anao
Site Area
What is the site area?
4550.00

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
Change of use from public house to single dwelling
Has the work or change of use already started?
○ Yes ⊙ No
Existing Use
Please describe the current use of the site
Public house
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
<ul><li>○ Yes</li><li>⊙ No</li></ul>
A proposed use that would be particularly vulnerable to the presence of contamination
<ul><li>○ Yes</li><li>⊙ No</li></ul>
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

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?
<ul><li>○ Yes</li><li>② No</li></ul>
Are there any new public roads to be provided within the site?
○ Yes ② No
Are there any new public rights of way to be provided within or adjacent to the site?
<ul><li>○ Yes</li><li>⊙ No</li></ul>
Do the proposals require any diversions/extinguishments and/or creation of rights of way?
<ul><li>○ Yes</li><li>② No</li></ul>
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?
<ul><li></li></ul>
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 ② 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 ② 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?
<ul><li>○ Yes</li><li>⊙ No</li></ul>
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?
<ul><li>○ Yes</li><li>⊙ No</li></ul>
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' <a href="Statutory SuDS Standards">Statutory SuDS Standards</a> . 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?
within the application site, or on land adjacent to or near the application site?
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
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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?
<ul><li>○ Yes</li><li>⊙ No</li><li>○ Unknown</li></ul>
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?
<ul><li>✓ Yes</li><li>○ No</li></ul>
If Yes, please provide details:
hardstanding to north of building
Trade Effluent
Trade Effluent  Does the proposal involve the need to dispose of trade effluents or trade waste?
Does the proposal involve the need to dispose of trade effluents or trade waste?  O Yes
Does the proposal involve the need to dispose of trade effluents or trade waste?
Does the proposal involve the need to dispose of trade effluents or trade waste?  ○ Yes  ⊙ No
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Does the proposal involve the need to dispose of trade effluents or trade waste?  ○ Yes  ⊙ No
Does the proposal involve the need to dispose of trade effluents or trade waste?  ○ Yes  ⊙ No  Residential/Dwelling Units
Does the proposal involve the need to dispose of trade effluents or trade waste?  ○ Yes ② No  Residential/Dwelling Units  Does your proposal include the gain, loss or change of use of residential units? ② Yes
Does the proposal involve the need to dispose of trade effluents or trade waste?
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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.
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 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

Use Class: A3 - Food and drink Existing gross internal floorspace (square metres): 116 Total gross internal floorspace proposed (including change of use) (square metres): 116 Net additional gross internal floorspace following development (square metres): 0  Fotals Existing gross Gross internal floorspace following development (square metres): 0  Fotals Existing gross Gross internal floorspace by change of use or demolition (square metres): 116 Net additional gross internal floorspace by change of use or demolition (square metres): 116 116 116 116 116 0 0  Individual gross internal floorspace (square metres) 0  Formula floorspace following development (square metres) (square metres) (square metres) 0  Individual gross internal floorspace following development (square metres) (square metres) (square metres) 0  Individual gross internal floorspace following development (square metres) (square metres) (square metres)  Individual gross internal floorspace following development following fol	A3 - Food and drink  Existing gross internal floorspace to be lost by change of use or demolition (square metres): 116  Gross internal floorspace to be lost by change of use or demolition (square metres): 116  Net additional gross internal floorspace following development (square metres): 0  otals Existing gross Internal floorspace following development (square metres): 0  otals Existing gross Internal floorspace (square metres): 0  otals Existing gross Internal floorspace (square metres): 116  Internal floorspace (square metres): 117  Internal floorspace (square metres): 118  Internal floorspace (square metres): 119  Internal floorspace following development (square metres): 119  Internal floorspace following development (square metres): 110  Internal floorspace following development (square metres): 1116  Internal floorspace following development (square metres): 118  Internal floorspace following development (square metres): 119  Internal floorspace following development (square metres): 110  Internal floorspace following development (square metres): 119  Internal floorspace following development (square metres): 110  Internal floo					
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Renewable and Low Carbon Energy
Does your proposal involve the installation of a standalone renewable or low-carbon energy development?
<ul><li>○ Yes</li><li>② No</li></ul>
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?
<ul><li>✓ Yes</li><li>◯ No</li></ul>
If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)
<ul><li>○ The applicant</li><li>○ Other person</li></ul>
Pre-application Advice
Has pre-application advice been sought from the local planning authority about this application?  O 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?
<ul><li>○ Yes</li><li>※ No</li></ul>

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?
<ul><li>✓ Yes</li><li>✓ No</li></ul>
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
<ul><li>○ The Applicant</li><li>② The Agent</li></ul>
Title
mr
First Name
Peter
Surname
Barnes
Declaration Date
16/11/2022
✓ 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

Barnes	
Declaration Date	
16/11/2022	
✓ Declaration made	
Declaration	
I / We hereby apply for Full planning permission as described in this form and accompanying p confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any persons giving them. I / We also accept that: Once submitted, this information will be transmitt validated by them, be made available as part of a public register and on the authority's website send you emails in regard to the submission of this application.	opinions given are the genuine options of the ted to the Local Planning Authority and, once
✓ I / We agree to the outlined declaration	
Signed	
Peter Barnes	
Date	