



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
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Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990: Section 192, as amended by Section 10 of the Planning and Compensation Act 1991; Town and Country Planning (Development Management Procedure) (Wales) Order 2012

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

Unit 4 Das Group

Address Line 1

Greenway

Address Line 2

Bedwas House Industrial Estate

Town/city

Bedwas

Postcode

CF83 8DW

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

Easting (x)

316466

Northing (y)

188814

Description

Applicant Details

Applicant Details

Name/Company

Title

Miss

First name

Charlotte

Surname

Raynes

Company Name

DAS UK GROUP

Address

Address line 1

Unit 4 Das Group Greenway

Address line 2

Bedwas House Industrial Estate

Address line 3

Caerphilly County Borough

Town/City

Bedwas

Country

Postcode

CF83 8DW

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

Miss

First name

Charlotte

Surname

Raynes

Company Name

DAS UK Group

Address

Address line 1

2 Trinity Quay

Address line 2

Avon Street

Address line 3

Town/City

Bristol

Country

United Kingdom

Postcode

BS2 0PT

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

Yes

No

Does the proposal consist of, or include, a change of use of the land or building(s)?

Yes

No

Has the proposal been started?

Yes

No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

DAS UK Group own 2 buildings on this site with a shared car-park. These are served by a vehicle entrance and egress which use a one-way system over DAS owned land to and from the public highway (Greenway).

An offer has been received for the purchase of one of the buildings by a 3rd party and as such DAS would like to consider the sale of a parcel of land (parking spaces) with this building and separate the current car-park into 2 separate private plots, one to be owned by the purchasing party and one to be retained by DAS.

The result of the above would remove the current one-way in and out system from the Greenway.

Planning history reviews of the site have resulted in no information being available in respect of planning constraints regarding a one-way system nor any information relating to required car-parking complements for each building.

DAS would like to make an application to determine lawfulness for the separation of the car-park and removal of the one way system, allowing each building to access the Greenway via individual access routes.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

No planning consent has been requested at this time.

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one:

A2 - Financial and professional services

Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

A2 - Financial and professional services

Is the proposed operation or use

Permanent

Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The application would support the on-going use of the building for employment use and offices in this location.

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

If Yes, please provide details of the name, relationship and role:

***** REDACTED *****

Interest in the Land

Please state the applicant's interest in the land

- Owner
 Lessee
 Occupier
 Other

Declaration

I/We hereby apply for Lawful development: Proposed use 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

Charlotte Raynes

Date

04/08/2023