NANTYGLO & BLAINA TOWN COUNCIL
CYNGOR TREF NANT-Y-GLO A BLAENAU

Mrs V Williams - Town Clerk/RFO
Council Offices, Blaina Institute, High Street, Blaina NP13 3BN
Swyddfa'r Cyngor, Sefydliad Blaenau, Y Stryd Fawr, Blaenau NP13 3BN
Tel: 01495 292817 E-mail: clerk@nantygloandblainatc.co.uk

Dear Member,

You are summoned to attend a hybrid meeting of the Highways and Planning Committee at Town Council Chamber, Blaina Institute, High Street, Blaina. to be held on **Tuesday 10th November 2026 at 5:30pm.**

If any Council Member or member of the public wishes to attend the meeting remotely, please contact the Town Clerk at the above e-mail or phone by 3pm on Tuesday 10th November 2026 for details of how to access the meeting.

Yours sincerely

V. Williams

Town Clerk

AGENDA

A meeting to which members of the public are entitled to attend.

To receive: Rachel Lawrence, Team Leader Open Access and ASB to give a presentation on Blaenau Gwent Youth Services.

1. Members were to receive the presentation.
2. Questions were to be invited at the end of the presentation.
3. Members were requested to ask only one question each – if time allows AND with permission of the Chair, a second question may be asked.

Members were reminded that there was to be no discussion or exchange of points of view between Members and that all dialogue was to be directed through the Chair.

Declaration of Interest

Members are invited to declare matters of interest either at the beginning or at any time during the proceedings. Members are reminded that all declarations of interest must be recorded in the book provided.

1. **Apologies for absence:**
Members are invited to consider the apologies for absence and to formally resolve to accept.

2. **Questions from the public:**
To receive any questions from the public regarding matters on the agenda. There is a 10-minute allocation time for any questions from the public.

3. **Correspondence:**
Members are invited to consider the listed correspondence, plus with the Chair's permission, any urgent information that may well be received prior to the date of the meeting.

a) Steph Hopkins BGCBC Planning re: Planning Application P/2026/0191 – *(copy attached – for information):*

4. **Planning Applications:**

Members are invited to consider the applications listed below and, with the permission of the Chair, any further applications that may be received prior to the date of the meeting:

a) Plan Application No. P/2026/0050 39 Lower Coed Cae, Nantyglo, Brynmawr

Full planning permission for three dwellings.

b) Plan Application No. P/2026/0038 Bourneville Civic Amenity Site, Abertillery Road, Blaina, Abertillery

Application for variation of condition 2 (Approved plans) of planning permission P/2024/0038 (Residential development of 8 detached dwellings including amendments to existing road access point. Change of use of land to residential) – variation of house type from 2 storey dwellings to bungalows and alterations to the levels.

5. **Licence Applications:**
Members are invited to note the application(s) **for information only**:

No license applications have been made to this date.

Item 3a)

Members, please see correspondence from Steph Hopkins BGCBC regarding Plan Application **No. P/2026/0191 Land At Glyn Milwr Stones Houses, Blaina, Blaenau Gwent.**

In terms of waste the agent has confirmed that collection arrangements would be agreed with the Council.

In respect of the access, whilst part of the access route is outside the applicant's ownership, the planning system is concerned with the acceptability of the development itself rather than land ownership disputes. The applicant has certified that the relevant landowners have been notified of the application, which satisfies the procedural requirements. The grant of planning permission would not give the applicant any right to enter or use land that they do not control. Any right of access would be a private legal matter between the parties concerned. If access was ultimately not available to the applicant, that could affect their ability to implement any planning permission granted, but it would not necessarily prevent the Local Planning Authority from determining the application on its planning merits.

Thank you also for confirming that Nantyglo and Blaina Town Council wishes to support the Council's eventual decision on the application. I will ensure that the Town Council's comments, including the additional queries raised, are recorded and taken into account as part of the assessment process.

If Members have any further questions as the application progresses, please don't hesitate to get in touch.

Kind regards

Steph

Steph Hopkins MSc LLB (Hons)

Rheolwr Tim Gwasanaethau Datblygu/Team Manager Development Management

Rheoli Datblygu / Development Management

Economi a Lle / Economy and Place

Item 4a)

Application for Planning Permission

Town and Country Planning Act 1990

If printed, please complete using BLOCK CAPITALS and BLACK ink.

1. Applicant Name and Address

Title:	Mr	First name:	Stephen		
Last name:	Smith				
Company (optional):					
Unit:		House number:		House suffix:	
House name:	Y Cantreff Inn				
Address 1:	61 Brecon Road				
Address 2:					
Address 3:					
Town:	Abergavenny				
County:	Monmouthshire				
Country:	South Wales				
Postcode:	NP77RA				

2. Agent Name and Address

Title:	Mr	First name:	Z		
Last name:	Davies				
Company (optional):					
Unit:		House number:		House suffix:	
House name:	KW Studio				
Address 1:					
Address 2:					
Address 3:					
Town:	Crickhowell				
County:	Powys				
Country:					
Postcode:	NP8 1PL				

OGL © Crown copyright 2025, Welsh Government, WG52790
Mae'r ddogfen hon ar gael yn Gymraeg hefyd / This document is also available in Welsh
Rydym yn croesawu gohebiaeth a galwadau ffôn yn Gymraeg / We welcome correspondence and telephone calls in Welsh

3. Description of the Proposal

Please describe the proposed development, including any change of use:

Full planning permission for three dwellings at 39 Lower CoedCae, Nantyglo

Has the building, work or change of use already started? Yes ☑ No ☐

If Yes, please state the date when building, work or use were started (DD/MM/YYYY): (Date must be pre-application submission)

01/03/2026

Has the building, work or change of use been completed? Yes ☐ No ☑

If Yes, please state the date when the building, work or change of use was completed (DD/MM/YYYY): (Date must be pre-application submission)

4. Site Details

Please provide the full postal address of the application site.

Unit:		House number:	39	House suffix:	

House name:	
Address 1:	Lower Coed Cae
Address 2:	Nantyglo
Address 3:	
Town:	Brynmawr
County:	
Postcode: (optional)	NP23 4UD

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".

Easting:	319807	Northing:	209558

Description:

5. 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).

Please tick if the full contact details are not known, and then complete as much possible: ☑

Officer name: [redacted]

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission) 10/2/2026

Details of the pre-application advice received:

[redacted]

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6. 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.

7. 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 describe:

Shown on Site Plan

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8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

Yes ☑ No ☐

If Yes, please describe:

Neighbour is aware of this proposal and supported previously approved proposal

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9. Authority Employee/Member

With respect to the Authority, I am:

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:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls	Render	Render and Brickwork		
Roof	Slate	Slate		
Windows	None	UPVC/composite		
Doors	None	UPVC/Composite		
Boundary treatments (e.g. fences, walls)	Stock fencing	Timber close board fencing		
Vehicle access and hard-standing	Loose Stone/mud and conrete	Suds approved permeable finish		
Lighting				✓
Others (please specify)				

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? Yes ☑ No ☐

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

2603-EX-SS-01 2603-LP-01B 2603-PA-01 2603-PA-02 2603-PA-03 2603-PA-04 2603-SL-01C 2603-SSEC-01

11. Vehicle Parking

Is vehicle parking relevant to this proposal? Yes ☑ No ☐

If Yes, please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.

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12. Foul Sewage

Please state how foul sewage is to be disposed of:

☑ Mains sewer ☐ Package treatment plant

☐ Cess pit ☐ Septic tank

☐ Other

Are you proposing to connect to the existing drainage system? Yes ☐ No ☑

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

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes. The notes provide 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 guidance notes, 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
- [x] 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
- [x] No

c) Features of geological conservation importance:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] 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.

14. 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 may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. 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'.

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15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes ☐ No ☑

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste:

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16. Residential Units (Including Conversion)

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 ☑

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

Use class/type of use		Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops					
A2	Financial and professional services					
A3	Food and drink					
B1	Business					
B2	General industrial					
B8	Storage or distribution					
C1	Hotels					
C2	Residential institutions					
C2A	Secure residential					
D1	Non-residential institutions					
D2	Assembly and leisure					
Other – Please specify:						
Total						

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

Use class/type of use		Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels				
C2	Residential Institutions				
C6	Short-term lets				
Other – Please specify:					

18. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

19. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Mondy to Friday	Saturday	Sunday and Bank Holidays	Not known

20. Site Area

Please state the site area in hectares (ha) 0.075

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space? Yes ☐ No ☑

If Yes, please complete the following information regarding public open space:

Area of Land (ha):

Open Space Lost ☐ Open Space Gained ☐

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21. Assessment of Flood Risk

Is the site within an area at risk of flooding? Yes ☐ No ☑
(Refer to Flood Map for Planning on Natural Resources Wales website www.naturalresources.wales/flooding/flood-map-for-planning/?lang=en)

If Yes, and you are proposing a new building or change of use, please add details of the proposal in the following table:

Flood Zone	Residential (Number of units)	Non-residential (Area of land – hectares)
Zone 1		
Zone 2		
Zone 3		
Defended Zone		

If the proposed development is located within an area at risk from flooding, you will need to consider whether it is appropriate to submit a flood consequence assessment (refer to TAN 15 www.gov.wales/technical-advice-note-tan-15-development-flooding-and-coastal-erosion)

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?

- [x] Sustainable drainage system
- [ ] Soakaway
- [ ] Main sewer
- [ ] Existing watercourse
- [ ] Pond/lake

22. Existing Use

Please describe the current use of the site:

Residential

Is the site currently vacant? Yes [ ] No [x]

If Yes, please describe the last use of the site:

When did this use end (if known)? (DD/MM/YYYY)
(Date where known may be approximate)

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 [x]

A proposed use that would be particularly vulnerable to the presence of contamination? Yes [ ] No [x]

If you have answered 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 [x] No [ ]

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land:

	Previously Developed Land	Greenfield Land
Area of land (ha) proposed for new development	0.075	0

23. Renewable and Low Carbon Energy

Does your proposal involve the installation of a stand-alone 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	Energy Capacity (MW)
Anaerobic digestion	
Biofuels	
Biomass	
Combined heat and power (CHP)	
District heating	
Fuel cells	
Geothermal	
Ground/water/air heat pumps	
Hydropower	
Solar	
Waste heat energy	
Wind	
Other low carbon or renewable energy (please specify below)	

24. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? Yes ☐ No ☑

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill			
Non-hazardous landfill			
Hazardous landfill			
Energy from waste incineration			
Other incineration			
Landfill gas generation plant			
Pyrolysis/gasification			
Metal recycling site			
Transfer stations			
Material recovery/recycling facilities (MRFs)			
Household civic amenity sites			
Open windrow composting			
In-vessel composting			
Anaerobic digestion			
Any combined mechanical, biological and/or thermal treatment (MBT)			

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Sewage treatment works			
Other treatment			
Recycling facilities construction, demolition and excavation waste			
Storage of waste			
Other waste management			
Other developments			

Please provide the maximum annual operational throughput of the following waste streams:	
Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

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 clear what information it requires on its website.

25. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below?

Yes ☐ No ☐ Not applicable ☑

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	
Ammonia (tonnes)	
Bromine (tonnes)	
Chlorine (tonnes)	
Ethylene oxide (tonnes)	
Hydrogen cyanide (tonnes)	
Liquid oxygen (tonnes)	
Liquid petroleum gas (tonnes)	
Phosgene (tonnes)	
Sulphur dioxide (tonnes)	
Flour (tonnes)	
Refined white sugar (tonnes)	
Other Amount (tonnes)	
Other Amount (tonnes)	

26. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

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 7 years left to run*) of any part of the land or building to which the application relates.

Signed – Applicant:	
Or signed – Agent:	
Date (DD/MM/YYYY):	

Certificate of Ownership – Certificate B
Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served
[redacted]		12/07/26

Signed – Applicant:	
Or signed – Agent:	Zac Davies
Date (DD/MM/YYYY):	19/10/26

Certificate of Ownership – Certificate C
Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/The applicant certifies that:

- Neither Certificate A or B can be issued for this application.
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed – Applicant:

Or signed – Agent:

Date (DD/MM/YYYY):

26. Ownership Certificates (continued)

Certificate of Ownership – Certificate D
Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/The applicant certifies that:

- Certificate A cannot be issued for this application.
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed – Applicant:	
Or signed – Agent:	
Date (DD/MM/YYYY):	

27. Agricultural Holdings

Agricultural Holding Certificate
Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural Land Declaration – You Must Complete Either A or B.

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed – Applicant:	
Or signed – Agent:	Zac Davies
Date (DD/MM/YYYY):	19/10/26

(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:

Name of Tenant	Address	Date Notice Served

Signed – Applicant:	
Or signed – Agent:	
Date (DD/MM/YYYY):	

28. Planning Application Requirements – Checklist

Please read the following checklist to make sure you have sent all the information in support of your 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.

The original and 3 copies of a completed and dated application form. ☑

The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North. ☑

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application. ☑

If the proposed development constitutes major development, the original and 3 copies of the pre-application consultation report. ☐

The correct fee. ☑

The original and 3 copies of a design and access statement, if the proposed development:

- is within a World Heritage Site, and consists of the creation of one or more dwellings, or creates floor space of 100 square metres or more; or ☐
- constitutes "major development". ☐

The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D – as applicable). ☑

The original and 3 copies of the completed, dated Article 11 Certificate (Agricultural Holdings). ☑

Depending on the type and scale of proposed development, your application – in order to be validated – may also need to be accompanied by the following technical documents:

- Flood Consequences Assessment
- Biodiversity and Geological Conservation Assessment
- Tree Survey
- Coal Mining Risk Assessment - see Planning Policy Wales paragraph 6.9.26
- Rural Enterprise Dwelling Appraisal
- Retail Impact Assessment
- Noise Assessment
- Transport Assessment.

The Welsh Government's Management Manual will assist you in determining whether any of these assessments are necessary.

You should also note that your Local Planning Authority may have adopted 'Local Validation Requirements' for some major developments. Information on any "Local Validation Requirements" will be available on the Local Planning Authority's website.

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.

Signed – Applicant:	
Or signed – Agent:	Z Davies
Date (DD/MM/YYYY): (date cannot be pre-application)	191026

30. Applicant Contact Details

Telephone numbers:

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):
	[redacted]

Email address (optional):

[redacted]

31. Agent Contact Details

Telephone numbers:

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):
	[redacted]

Email address (optional):

[redacted]

32. 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*)

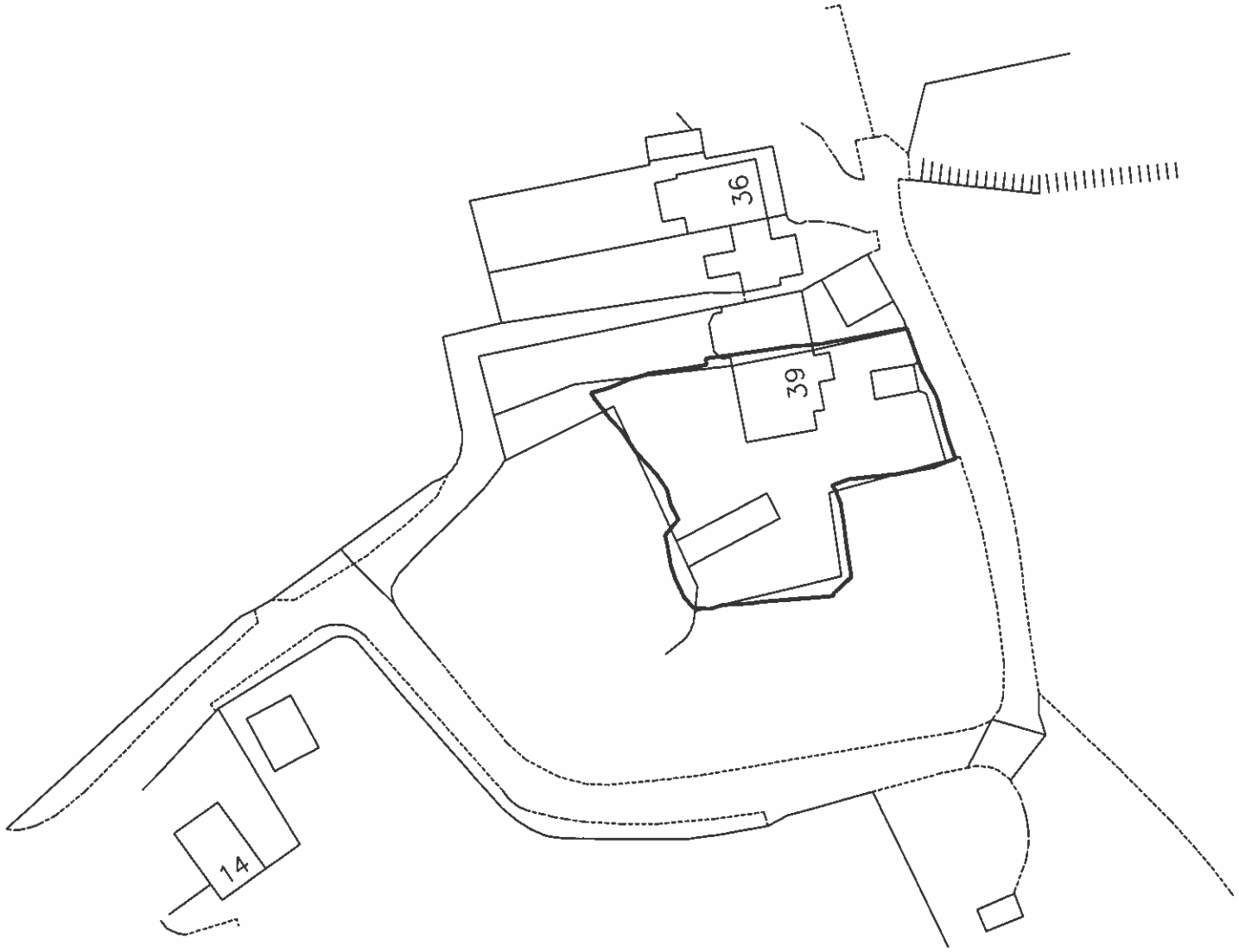
Agent ☑ Applicant ☑ Other (if different from the agent/applicant's details) ☐

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



PLANNING APPLICATION

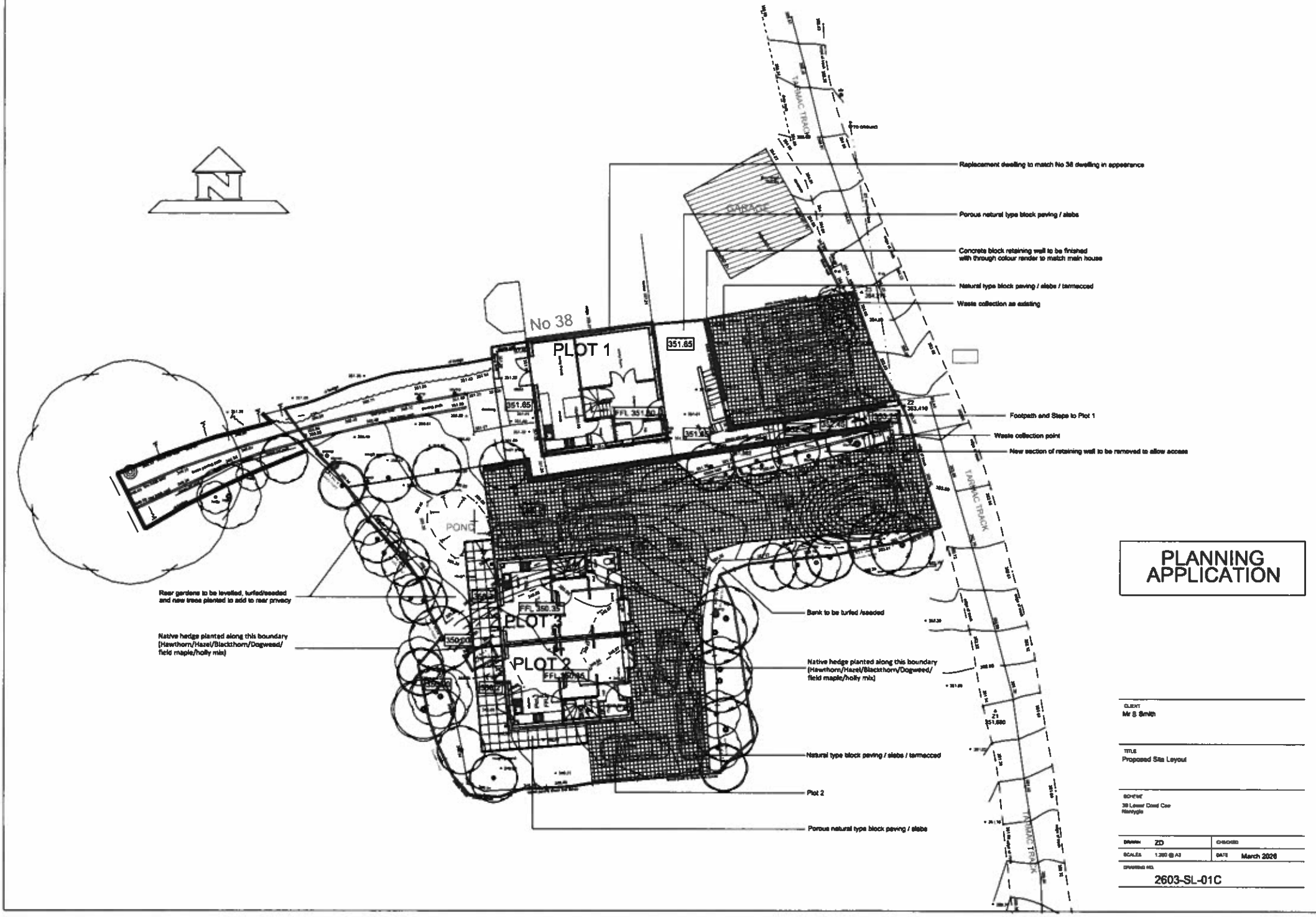
CLIENT
Mr Stephen Smith

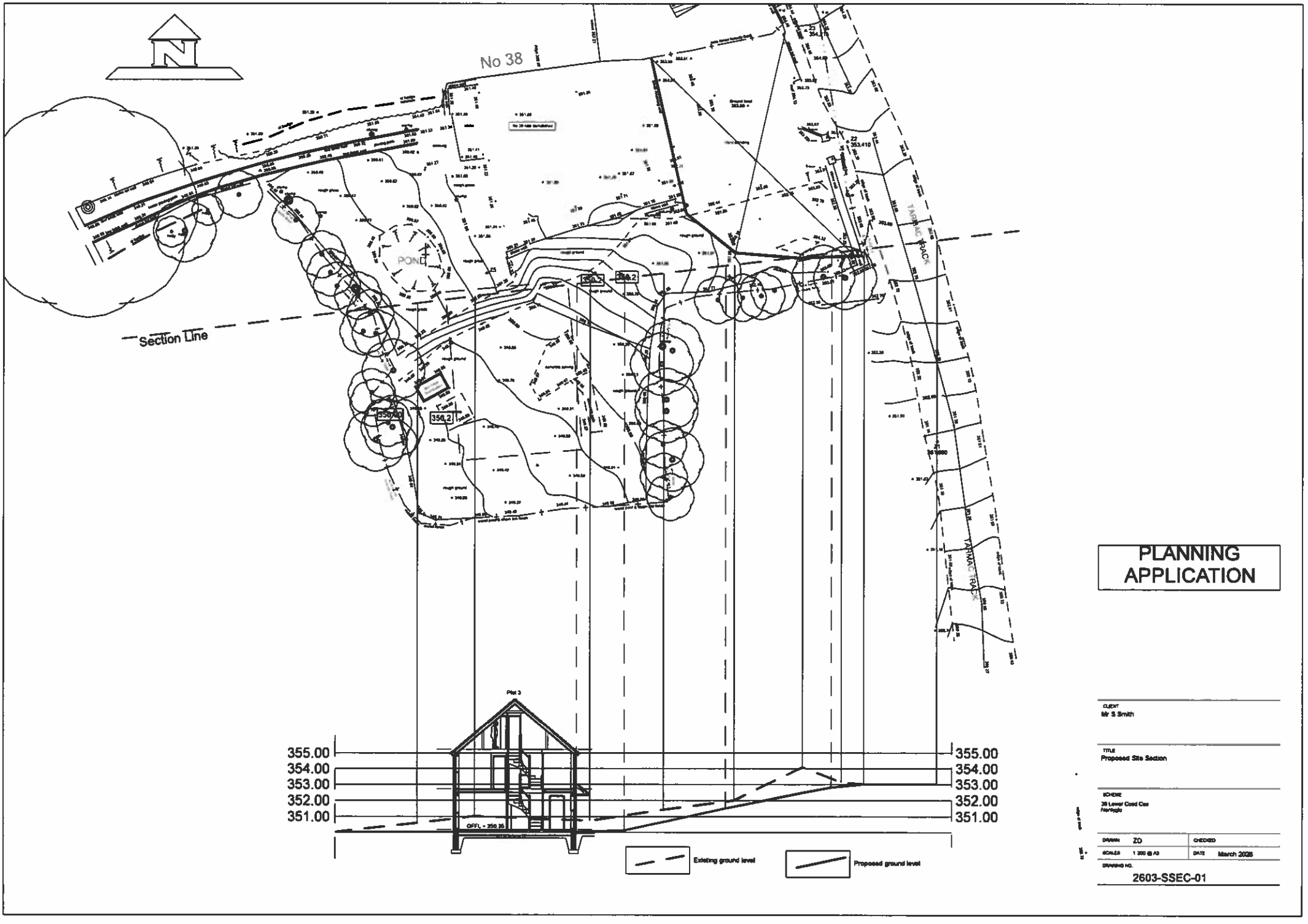
TITLE
Location Plan

SCHEME
39 Lower Coed Cae
Nantyglo

DRAWN	ZD	CHECKED	
SCALES	1:500 @ A3	DATE	March 2026

DRAWING NO.
2603-LP-01B


N
No 38
PLOT 1
PLOT 2
PLOT 3
GARAGE
PONDS
TARMAC TRACK
351.85
FFL 351.80
FFL 350.35
Replacement dwelling to match No 38 dwelling in appearance
Porous natural type block paving / slabs
Concrete block retaining wall to be finished with through colour render to match main house
Natural type block paving / slabs / tarmacced
Waste collection as existing
Footpath and Steps to Plot 1
Waste collection point
New section of retaining wall to be removed to allow access
Rear gardens to be levelled, turfed/seeded and new trees planted to add to rear privacy
Native hedge planted along this boundary (Hawthorn/Hazel/Blackthorn/Dogweed/ field maple/holly mix)
Bank to be turfed /seeded
Native hedge planted along this boundary (Hawthorn/Hazel/Blackthorn/Dogweed/ field maple/holly mix)
Natural type block paving / slabs / tarmacced
Plot 2
Porous natural type block paving / slabs
PLANNING APPLICATION
CLIENT
Mr S Smith
TITLE
Proposed Site Layout
SCHEME
39 Lesser Coast Cse
Newyqle
DRAWN ZD
CHECKED
SCALES 1:200 @ A3
DATE March 2026
DRAWING NO.
2603-SL-01C



PLANNING APPLICATION

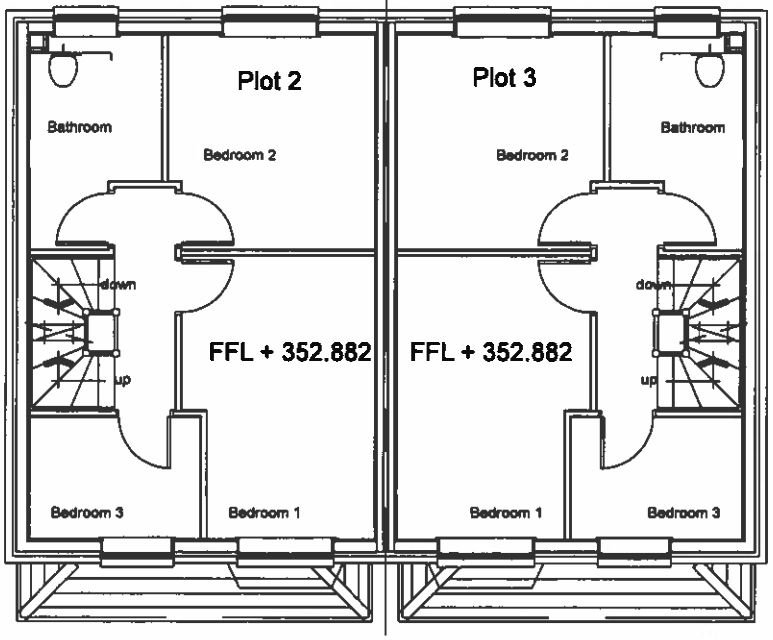
CLIENT
Mr S Smith

TITLE
Proposed Site Section

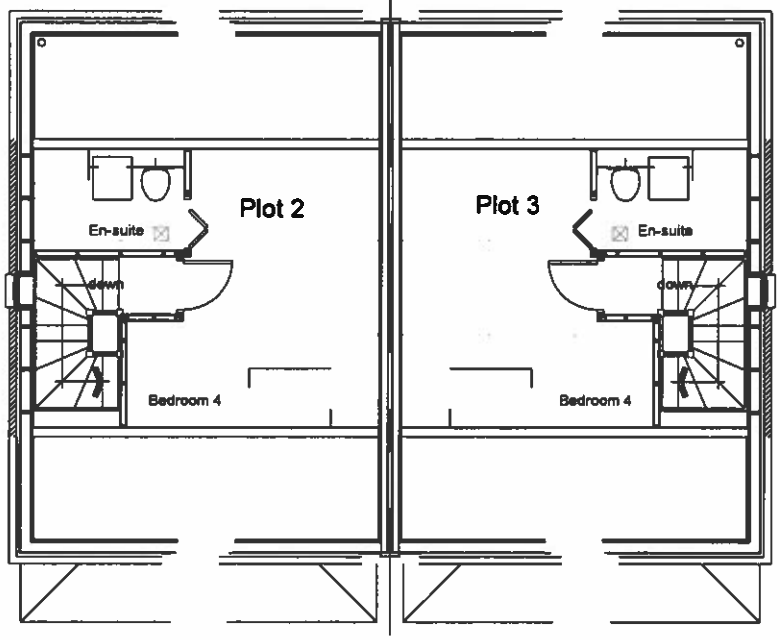
SCHEME
39 Lower Coed Cae
Nerquis

DRAWN	ZD	CHECKED	
SCALES	1:200 @ A3	DATE	March 2026

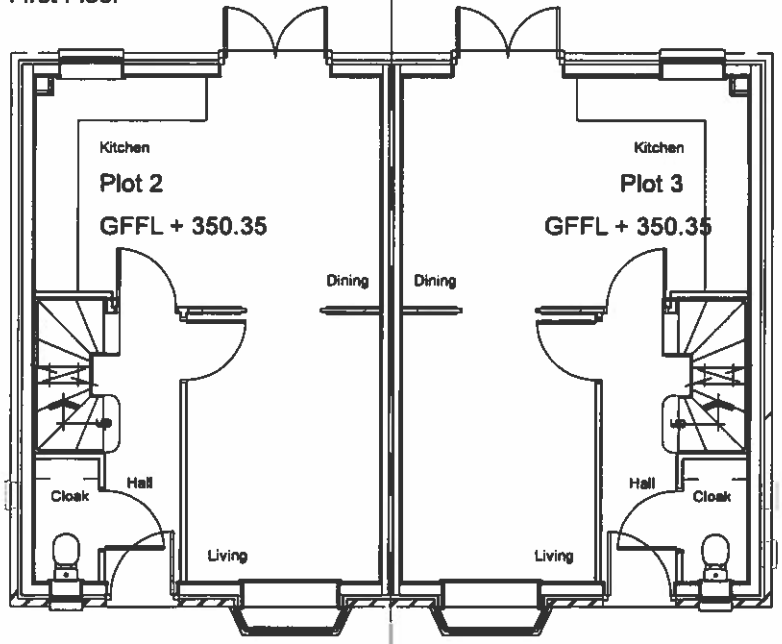
DRAWING NO.
2603-SSEC-01



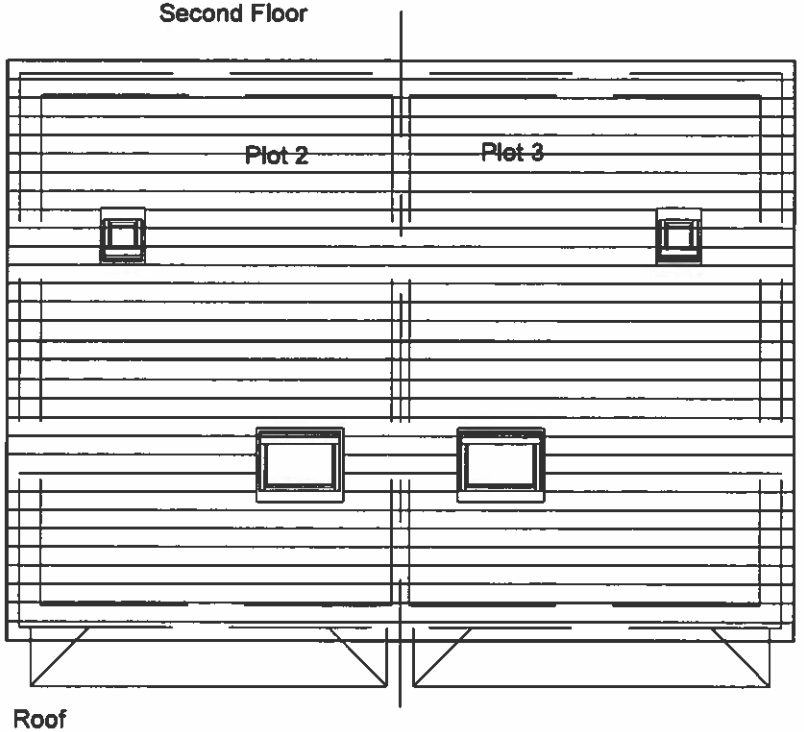
First Floor



Second Floor



Ground Floor



Roof

PLANNING APPLICATION

CLIENT
Mr S Smith

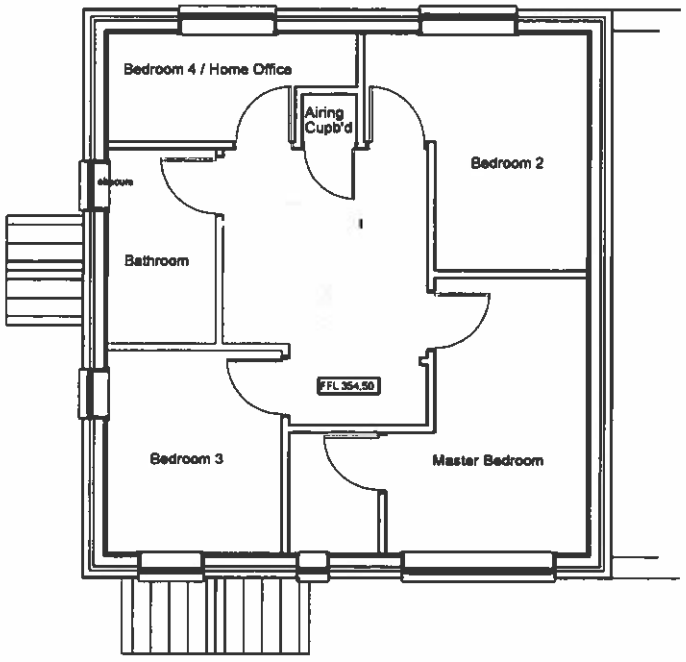
TITLE
Proposed Floor and Roof Plans -
Plots 2 and 3

ADDRESS
39 Lower Coss Cbs
Newcastle

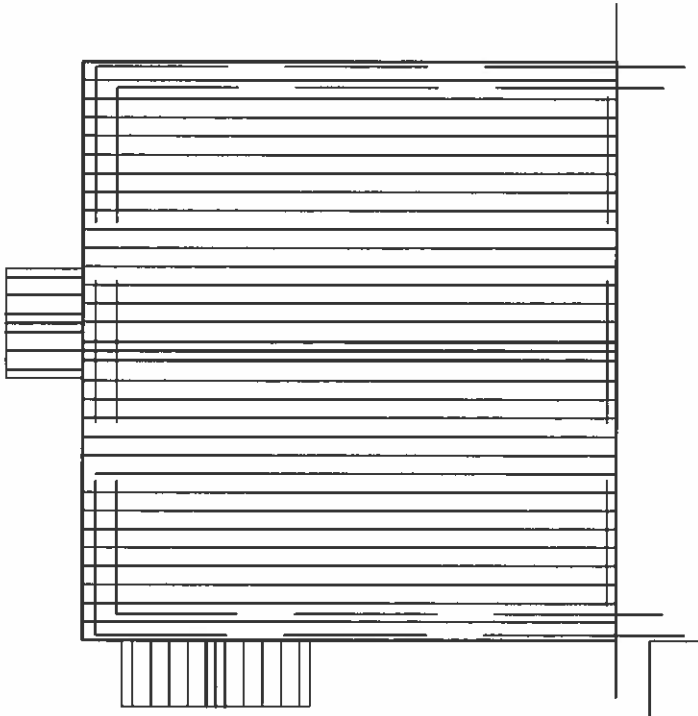
DRAWN ZD	CHECKED
SCALES 1:100 @ A4	DATE March 2026

DRAWING NO.
2603-PA-03


Ridge +358.59
Windows and Doors
Material Upvc
Colour Anthracite
Through Colour Render
- Colour White
Windows and Doors
Material Upvc
Colour Anthracite
GFFL + 350.35
Buff facing brick on lower section of front elevation
Plot 2
Plot 3
Front
Plot 2
Side Left
Ridge +358.59
Windows and Doors
Material Upvc
Colour Anthracite
Through Colour Render
- Colour White
GFFL + 350.35
Plot 3
Plot 2
Rear
Plot 3
Side Right
PLANNING APPLICATION
CLIENT
Mr S Smith
TITLE
Proposed Elevations -
Plots 2 and 3
DRAWN ZD
CHECKED
SCALES 1:100 @ A4
DATE March 2026
DRAWING NO.
2603-PA-04

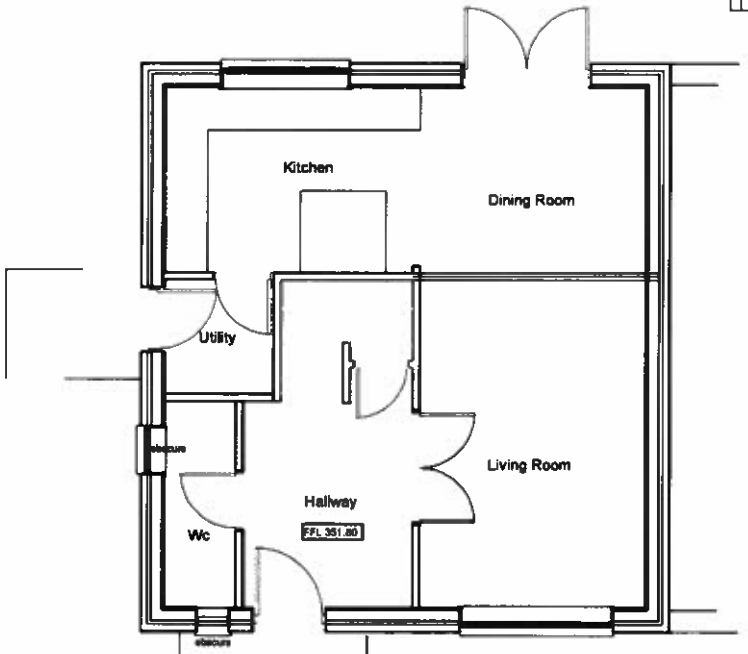


Proposed First Floor



Proposed Roofplan

PLANNING APPLICATION



Proposed Ground Floor

CLIENT
Mr S Smith

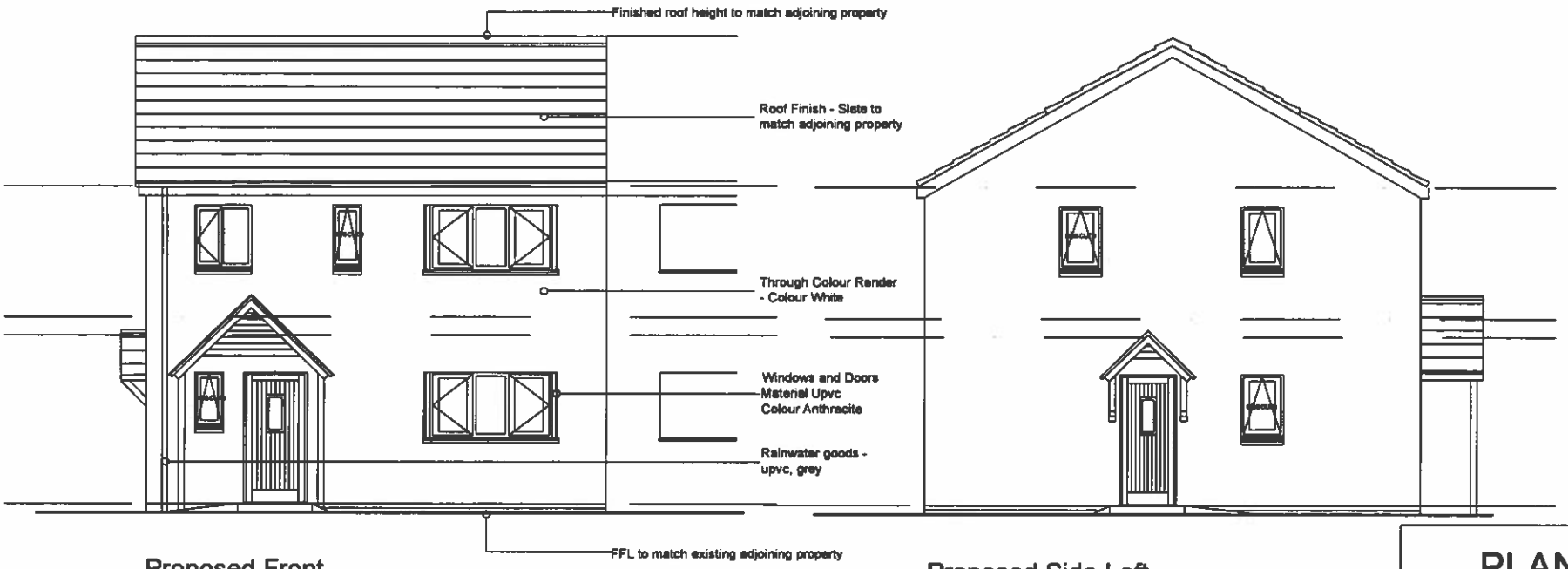
TITLE
Proposed Floors and Roofplan -

Plot 1 (Replacement Dwelling)

SCHEME
39 Lower Coed Cae
Nantyglo

DRAWN	ZD	CHECKED	
SCALES	1:100 @ A4	DATE	March 2026

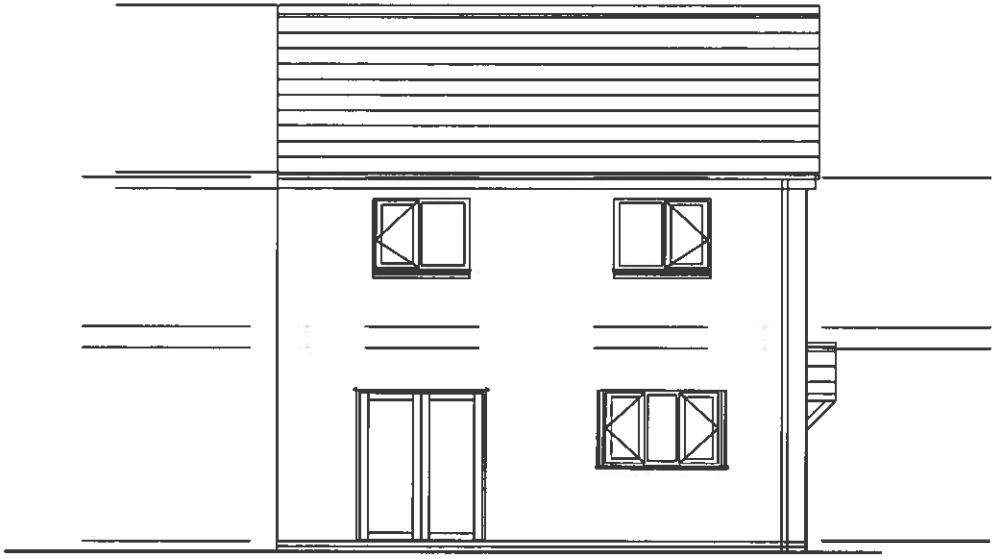
DRAWING NO.
2603-PA-01



Proposed Front

Proposed Side Left

PLANNING APPLICATION



Proposed Rear

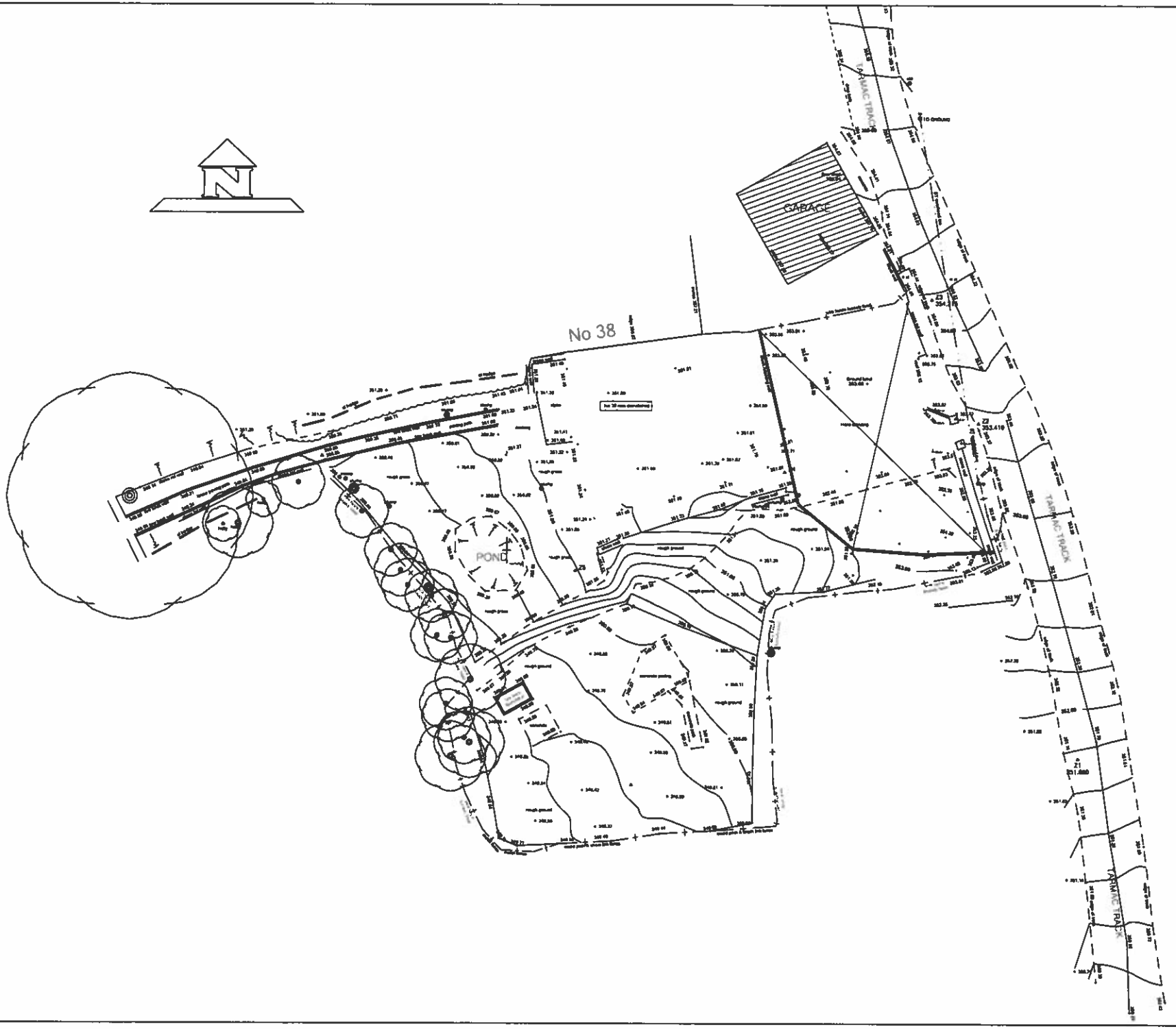
CLIENT
Mr S Smith

TITLE
Proposed Elevations - Plot 1 (Replacement dwelling)

SCHEME
39 Lower Coed Cae
Nantyglo

DRAWN	ZD	CHECKED	
SCALES	1:100 @ A4	DATE	March 2026

DRAWING NO.
2603-PA-02



PLANNING APPLICATION

CLIENT
Mr S Smith

TITLE
Site Survey/Existing Site

SCHEME
38 Lower Coed Cae
Nantygo

DRAWN	ZD	CHECKED	
SCALES	1:200 @ A3	DATE	March 2026

DRAWING NO.
2603-EX-SS-01

Item 4b)

Application Number P/2024/0038

Cyngor Bwrdeistref Sirol
Blaenau Gwent
County Borough Council

Blaenau Gwent County Borough Council

IMPORTANT - THIS COMMUNICATIONS AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

FULL PLANNING APPLICATION FOR DEVELOPMENT

Mrs Liz Hernon
Hernon Associates
The Old Shop
Kingcoed
Usk
NP15 1DS

In pursuance of its powers under the above mentioned Act & Order, Blaenau Gwent County Borough Council (the Council) as Local Planning Authority hereby permits:-

Residential development of 8 detached dwellings including amendments to existing road access point. Change of use of land to residential at Bourneville Civic Amenity Site. Abertillery Road, Blaina, Abertillery, Blaenau Gwent, NP13 3EB

in accordance with the application submitted to the Council subject to the conditions specified under:-

1. The development shall begin not later than five years from the date of this decision notice.

2. The development shall be completed in full accordance with the following approved plans and documents
   - 3875-15 Blaina Civic site location plan 17.01.24
   - 3875-05G Blaina Civic Amenity Site proposed site plan 23.04.24
   - 3875-06C Blaina Civic amenity site proposed landscape plan 23.04.24
   - 3875-07 Blaina Civic Amenity Site proposed site sections 06.02.24
   - 3875-08 Blaina Civic Amenity Site proposed site sections 06.02.24
   - 3875-09A Blaina Civic amenity site proposed drainage 25.04.24
   - 3875-10 Blaina Civic Amenity site houses plots 2, 3, 4, 5 25.01.24
   - 3875-11 Blaina Civic Amenity site houses plot 1 25.01.24
   - 3875-12 Blaina Civic Amenity site houses plot 6 25.01.24
   - 3875-13 Blaina Civic Amenity site bungalows plots 7 8 25.01.24
   - 3875-18A Blaina Civic amenity site proposed eco mitigation 07.02.24
   - 3875-19A Blaina Civic Amenity Site proposed external lighting 07.02.24
   - HYG1177 R 230711 IZ Former Civic Amenity and Glanyrafon School Site - Phase 1
   - 17364 - Former Civic Amenity Site Geotechnical and Geoenvironmental Report - Issue 2-1-min
   - 17364-letstability

- Additional stability information 17364-letstability 19.04.2024
- Former Blaina Amenity & Glanyrafon School Site - CEMP Issue 2
- Ecological Appraisal - Civic Amenity-3
- Blaina Tree Survey A 2023
- 3875 Landscaping spec planting plan revA 07.02.24

unless otherwise specified or required by conditions listed below.

3. No development or phase of development, shall commence until the following components of a scheme to deal with the risks associated with contamination at the site, has been submitted to and approved in writing by the Local Planning Authority.
   1. A preliminary risk assessment which has identified:
      - all previous uses
      - potential contaminants associated with those uses
      - a conceptual model of the site indicating sources, pathways and receptors
      - potentially unacceptable risks arising from contamination at the site
   2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
   3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
   4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

   The remediation strategy and its relevant components shall be carried out in accordance with the approved details.

4. Prior to the occupation of any part of the development, a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long- term monitoring and maintenance plan shall be carried out in accordance with the approved details.

5. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

6. Prior to the slab of any dwelling being poured, details of the proposed ground gas mitigation measures to be installed in each dwelling, shall be submitted to and approved in writing by the Local Planning Authority. The development shall only proceed in accordance with the approved plans and shall be maintained as such thereafter.

7. Prior to the first beneficial occupation of any of the dwellings, a validation report confirming the ground gas mitigation measures have been completed in accordance with the details approved by condition 6, shall be submitted to and approved in writing by the Local Planning Authority prior to the first beneficial occupation of any of the dwellings.

8. Visibility splays of 2.4m x 25m shall be provided with the junction with Abertillery Road

prior to the first beneficial occupation of any dwelling on the site. The developer is to ensure that the proposed boundary treatments to Plot 1 & Plot 8 do not impede this splay.

9. Prior to the slab of any dwelling being poured, details of the highway drainage and street lighting shall be submitted to and approved in writing. The development shall only proceed in accordance with the approved plans and shall be maintained as such thereafter.

10. The adoptable roads and footways serving the development shall be constructed to a minimum of binder course level, be drained and street lighting energised, in accordance with the approved by condition 9, prior to occupation of any dwelling on site.

11. No dwelling is to be occupied until the off-street parking provision for that dwelling is fully constructed. For plot no's 3,4,5,6 & 7 this includes the shared private driveway. The parking areas and shared private driveway are to be retained as such thereafter.

12. Prior to the first beneficial occupation of any of the dwellings approved, details of an electric vehicle charging unit to be installed at each dwelling shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and shall be maintained as such thereafter.

13. The ecological and biodiversity mitigation and enhancement measures outlined within the approved Ecological Appraisal shall be implemented prior to the first beneficial occupation of the relevant dwelling.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (any Order revoking or re-enacting that Order with or without modification), no enlargement, improvements or other alterations to any part of the dwellings (including alterations to any part of the roof) shall be constructed other than those expressly authorised by this permission.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (any Order revoking or re-enacting that Order with or without modification) no gates, fences, walls or other means of enclosure (other than those expressly authorised by this permission) shall be erected within the curtilage of the dwelling house.

16. All Heras fencing shall be removed from the site within 3 months of the first beneficial occupation of the last dwelling.

17. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first beneficial occupation of the completion of the development (whichever is the sooner), or within the timescale that may be approved in writing by the Local Planning Authority before works commence on site. Any trees, shrubs or plants which within a period of 5 years from the completion of the planting scheme die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of the same species and size in the same location, unless the Local Planning Authority gives its written consent to any variation.

18. Prior to installation, details/ samples of all external materials proposed shall be submitted to and approved in writing by the Local Planning Authority. All dwellings shall be erected and completed in accordance with details prior to first beneficial occupation.

The reasons for attaching the above conditions are:

1. To comply with the requirements of Section 91 of The Town and Country Planning Act 1990.

2. To clearly define the scope of this permission.

3. To ensure the risks associated with contamination at the site have been fully considered prior to commencement of development as controlled waters are of high environmental sensitivity; and where necessary remediation measures and long-term monitoring are implemented to prevent unacceptable risks from contamination, in compliance with the relevant requirements of LDP Policy DM1.

4. To ensure the methods identified in the verification plan have been implemented and completed and the risk associated with the contamination at the site has been remediated prior to occupation or operation, to prevent both future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in compliance with the relevant requirements of LDP Policy DM1.

5. To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks, in compliance with the relevant requirements of LDP Policy DM1.

6. In the interests of the health and safety of future residents, in compliance with the relevant requirements of LDP Policy DM1.

7. In the interests of the health and safety of future occupiers, in compliance with the relevant requirements of LDP Policy DM1.

8. In the interests of the highway safety and free flow of traffic, in compliance with the relevant requirements of LDP Policy DM1.

9. In the interests of the highway safety, in compliance with the relevant requirements of LDP Policy DM1.

10. In the interests of highway safety, in compliance with the relevant requirements of LDP Policy DM1.

11. In the interests of the highway safety and free flow of traffic, in compliance with the relevant requirements of LDP Policy DM1.

12. In the interests of the amenity and sustainability of the site, in compliance with the relevant requirements of LDP Policy DM1.

13. In the interests of the biodiversity and ecological value of the site, in compliance with LDP Policies SP10 and DM14.

14. In view of the need to retain effective planning control of the site in the interest of visual and residential amenity considerations, in compliance with the relevant requirements of LDP Policy DM1.

15. In the interests of the ecological and biodiversity value of the site, amenity and in the need to retain effective planning control, in compliance with the relevant requirements of LDP Policies SP10 and DM1.

16. In the interests of the visual amenity of the application site, in compliance with the relevant

requirements of LDP policy DM1.

17. To ensure timely implementation of an appropriate landscaping scheme, in compliance with the relevant requirements of LDP Policy DM16.

18. To safeguard visual amenity interests, in compliance with the relevant requirements of LDP Policy DM1 and DM2.

Informative Advice

1. The applicant is advised of the following legislation:
   - All wild birds, their nests and their eggs are protected under the Wildlife and Countryside Act 1981 (as amended). Any demolition work should be carried out outside of the nesting season (nesting season is 1st March-31st August)
   - All British bat species are protected under the Conservation of Habitats and Species Regulations 2017 (as amended), known as the Habitats Regulations.

   Under the Habitats Regulations, it is an offence if you:
   - Deliberately capture, injure or kill any wild animal of a European Protected Species,
   - Deliberately disturb wild animals of any such species,
   - Damage or destroy a breeding site or resting place of such an animal.

2. The applicant/developer should note that the development hereby approved also requires SuDS approval before work commence. Further guidance can be found at https://www.blaenau-gwent.gov.uk/en/resident/planning/how- to-apply-for-planning-permission/permission-for-drainage/
   On such basis any surface water drainage details submitted as part of your application have not been considered. Should it be necessary to amend your development to meet the requirements of the SAB (SuDS Approval Body) you should seek further advice from the Local Planning Authority.

3. The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

   The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

   In accordance with Planning Policy Wales (Edition 11) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.

4. Natural Resources Wales advise infiltration of surface water drainage into the ground should only be permitted for parts of the site where it has been demonstrated there is no resultant unacceptable risk to controlled waters. This should be informed by the applicant's existing ground investigations and/or remediation strategy. If this is not properly controlled, the development may create pathways for pollution to controlled waters.

The adopted development plan for this area is the Blaenau Gwent Local Development Plan. This planning permission is issued having regard to policies in that LDP including policies SP1, Sp4, SP5, SP7, SP8, SP9, SP10, DM1, DM2, DM4, DM7, DM14, DH15, DM16 and SB1.

Signed
Service Manager Development & Estates
Date: 06.12.2024

IT IS IMPORTANT YOU READ THE NOTES ON THE REVERSE OF THIS NOTICE

NOTES

1. **If the applicant is aggrieved by the decision to grant planning permission subject to conditions, they may appeal to the Welsh Government (WG) in respect of those conditions in accordance with Section 78 of the Town and Country Planning Act 1990 within strict timescales. You should contact PEDW in Cardiff to establish the deadline for your appeal to be submitted as it is different dependent on the type of application/case. Appeals must be made on a form which is obtainable at the follwoing link: Planning appeal forms | GOV.WALES**
2. **If permission to develop land is refused or granted subject to conditions, whether by the Council or by the WG, and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he/she may serve on the Council, a purchase notice requiring that the Council purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act, 1990. In certain circumstances a claim may be made against the Council for compensation where permission is refused or granted subject to conditions by the WG on appeal. The circumstances in which such compensation is payable is set out in section 114 of the T&CPA 1990.**
3. **This permission does not purport to grant consent under any other legislation than the Town and Country Planning Act 1990. It does not grant consent to enter or develop land/buildings without the owners permission.**
4. **This is a planning permission. It may be necessary to also obtain consent under the building regulations or other legislation e.g. party wall act before the development is carried out.**
5. **The applicant is advised that the grant of planning permission does not entitle him/her to obstruct a right of way. If it is necessary to stop-up or divert a right of way to enable the development to be carried out, they must apply to the Rights of Way Officer, Blaenau Gwent CBC on 01495 355545. Development should not be started until the decision of the Council has been taken on such application.**
6. **If you wish to deviate from your approved plans, it is advisable to contact the council. You may be able to follow the non material amendment procedure but be advised that a new planning application may be required if the changes are significant. Failure to notify the council may result in a development that does not have planning permission.**
7. **Mining / Ground Conditions: If the site subject to this planning permission is in a low risk area, the site may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on The Coal Authority website at www.gov.uk/government/organisations/the-coal-authority Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0345 762 6848 or at www.groundstability.com, your site may be in a high risk area as defined by the Coal Authority as containing coal mining features at surface or shallow depth. Your development may effect these workings causing significant stability of safety issues. You should seek expert advice if working within the proximity of workings and your attention is drawn to Coal Authority advice at www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries. Their consent may also be required. If you encounter unexpected workings then contact the Coal Authority on 03457626848.**
8. **The developer/applicant is advised that the removal and disposal of all waste resulting from this development must be dealt with in accordance with The Waste (England and Wales) Regulations 2012, and the principles of the Waste Hierarchy. It is the applicant/developers responsibility to ensure that all waste is dealt with in the appropriate manner and to secure and produce evidence to enable tracking of such disposal upon request.**

PlanningPortal

Mewn Partneriaeth â Llywodraeth Cymru
In Partnership with Welsh Government

Application for removal or variation of a condition following grant of planning permission

Town and Country Planning Act 1990; Historic Environment (Wales) Act 2023

This form is specifically designed to be printed and completed offline.
Please complete this form in block capitals using black ink to facilitate scanning.
You are advised to read the accompanying guidance notes and per-question help text.
If you would rather make this application online, you can do so on our website: https://planningportal.wales

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Welsh Government for the sole purpose of submitting information to the Local Planning Authority in accordance with the legislation detailed on this form and other relevant items of primary and subordinate legislation.

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form of the data you enter into it. Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to the Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application.
Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Local Planning Authority details:

Blaenau Gwent CBC Planning Control / Rhoeli Cynllunio CBS Blaenau Gwent

General Offices
Steelworks Road
Tyllwyn, Ebbw Vale, NP23 6AA.
Tel: 01495 355555 Fax: 01495 355598
Email: planning@blaenau-gwent.gov.uk

Swyddfeydd Cyffredinol
Heol Gwaith Dur
Tŷ Llwyn, Glyn Ebwy, NP23 6AA.
Ffon: 01495 355555 Ffacs: 01495 355598
E-bost: planning@blaenau-gwent.gov.uk

Blaenau Gwent

www.blaenau-gwent.gov.uk

Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website.
Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information.
If you require any further clarification, please contact the Local Planning Authority directly.

1. Applicant Name and Address

Title:	Mr	First name:	Adam
Last name:	Pegler		
Company (optional):	Phoenix Home Installations Ltd		
Unit:		House number:	112
House suffix:			
House name:			
Address 1:	Oak Street		
Address 2:			
Address 3:			
Town:	Abertillery		
County:	Blaenau Gwent		
Country:			
Postcode:	NP13 1TQ		

2. Agent Name and Address

Title:	Mr	First name:	Dave
Last name:	Hernon		
Company (optional):	Hernon Associates		
Unit:		House number:	
House suffix:			
House name:	The Old shop		
Address 1:	Kingcoed		
Address 2:			
Address 3:			
Town:	Usk		
County:	Monmouthshire		
Country:			
Postcode:	NP15 1DS		

3. Site Details

Please provide the full postal address of the application site.

Unit:		House number:		House suffix:	
House name:	Former Civic Amenity & Glanyrafon School Site				
Address 1:	Abertillery Road				
Address 2:	Blaina				
Town:	Abertillery				
County:					
Postcode (optional):	NP13 3EB				

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".

Easting: Northing:

Description:

4. Pre-application Advice

Has pre-application advice been sought from the local 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).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY): (must be pre-application submission)

Details of pre-application advice received?

5. Description Of Your Proposal

Please provide a description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below:

Reference number: P/2024/0038 Date of decision (DD/MM/YYYY): 06.12.2024 (date must be pre-application submission)

Please state the condition number(s) to which this application relates:

1.	2	6.	
2.		7.	
3.		8.	
4.		9.	
5.		10.	

Has the development already started? ☐ Yes ☒ No

If Yes, please state when the development started (DD/MM/YYYY): (date must be pre-application submission)

Has the development been completed? ☐ Yes ☒ No

If Yes, please state when the development was completed (DD/MM/YYYY): (date must be pre-application submission)

6. Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed:

Design of houses to be changed to bungalows. Proposed site levels to be altered as shown.

If you wish the existing condition to be changed, please state how you wish the condition to be varied:

Condition 2 to be changed to substitute revised document reference numbers.

7. Ownership Certificates

One Certificate A, B, C, or D, must be completed with this application form

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 7 years left to run)* of any part of the land or building to which the application relates.

Signed - Applicant:	Or signed - Agent:	Date DD/MM/YYYY:
	[redacted]	14/10/2026

Certificate of Ownership – Certificate B

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:	Or signed - Agent:	Date DD/MM/YYYY:

Certificate of Ownership – Certificate C

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)*of the land or building, or of a part of it , but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date DD/MM/YYYY:

7. Ownership Certificates (continued)

Certificate of Ownership – Certificate D
Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date DD/MM/YYYY:

8. Agricultural Holdings

Agricultural Holding Certificate
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
	[redacted]	14/10/2026

(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:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

9. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your 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.

The original and 3 copies of a completed and dated application form: ☐

The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details): ☐

The original and 3 copies of the completed, dated Article 11 Certificate (Agricultural Holdings): ☐

The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): ☐

The correct fee: ☐

The original and 3 copies of a design and access statement, if the proposed development:

- is within a World Heritage Site, and consists of the creation of one or more dwellings, or creates floor space of 100 square metres or more; or ☐
- constitutes "major development" ☐

Depending on the type and scale of proposed development, your application – in order to be validated - may also need to be accompanied by the following technical documents:

- Flood Consequences Assessment
- Biodiversity and Geological Conservation Assessment
- Tree Survey
- Coal Mining Risk Assessment
- Rural Enterprise Dwelling Appraisal
- Retail Impact Assessment
- Noise Assessment
- Transport Assessment

Welsh Government Circular 002/2012 will assist you in determining whether any of these assessments are necessary.

You should also note that your Local Planning Authority may have adopted 'Local Validation Requirements' for some major developments. Information on any "Local Validation Requirements" will be available on the Local Planning Authority's website.

10. 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.

Signed - Applicant:

Or signed - Agent: [redacted]

Date (DD/MM/YYYY): 14/10/2026 (date cannot be pre-application)

11. Applicant Contact Details

Telephone numbers

Country code: | National number: | Extension number:

Country code: | Mobile number (optional):

Email address (optional):

12. Agent Contact Details

Telephone numbers

Country code: | National number: | Extension number:

Country code: | Mobile number (optional): [redacted]

Email address (optional): [redacted]

13. Site Visit

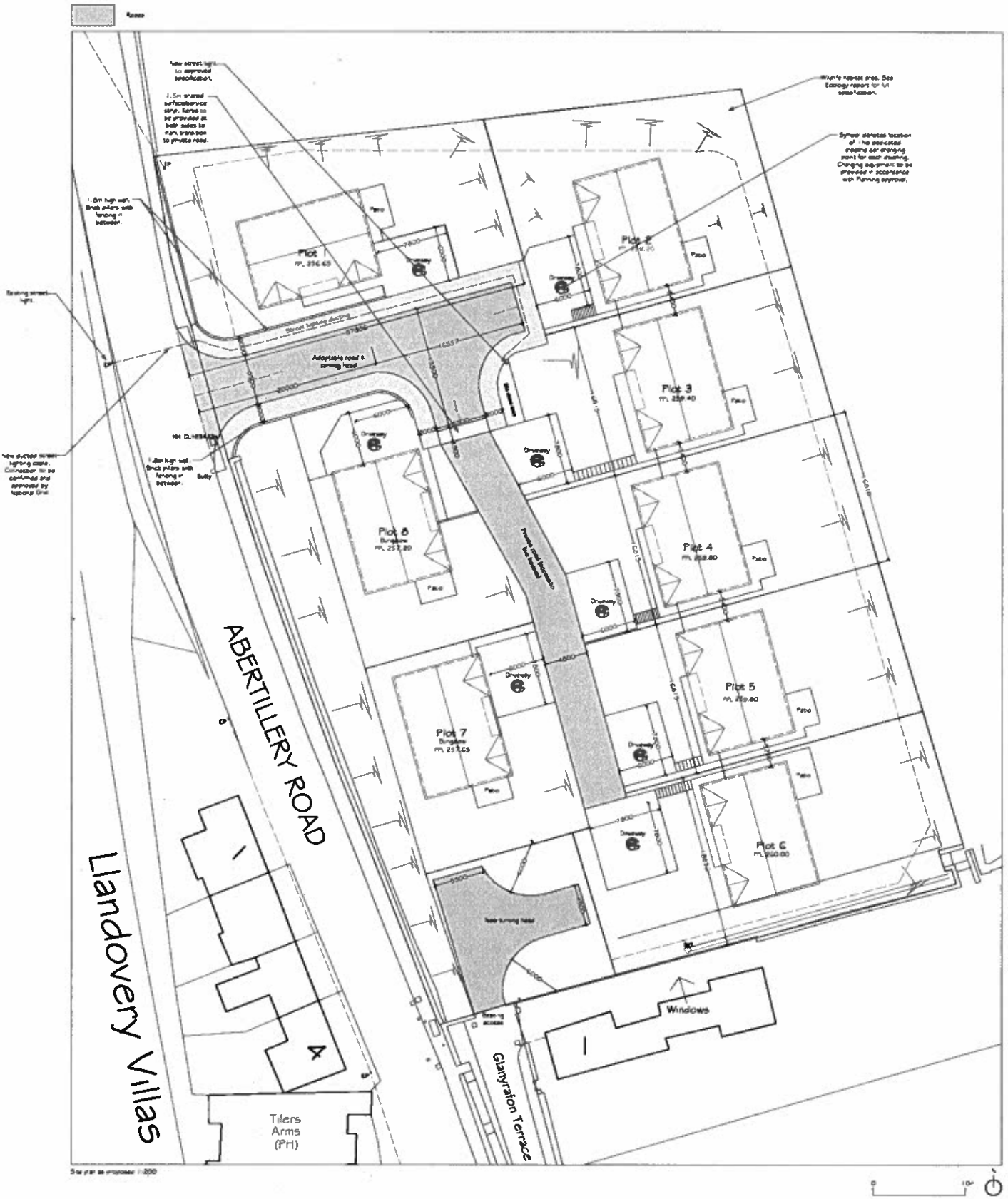
Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)* ☒ Agent ☐ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: | Telephone number:

Email address:



Hernon Associates The Old Shop Kingcoed Usk Monmouthshire NP15 1DS 01291 690010 liz@hernonassociates.co.uk	Status A Preliminary B Pre-planning C Planning (Outline) D Planning (Reserved matters) E Planning (Full/Householder) F Building Regulations G Tender issue H As built K PROVISIONAL	Date: 07.10.2025 Scale: 1:200 @ A1 Drawing No: 3857-20 Revision: B	Project: Proposed development at Former Civic Amenity Site Barry Client: Phoenix Home Installations Ltd Drawing: Street lighting

External lighting specification

External lighting is required by Part M of the building regulations in order to ensure good levels of illumination to all pathways and external parking areas. The is to provide safety of movement around the building and allow its use by all people including those with impaired eyesight.
External lighting is also required for security reasons. Motion sensitive external lighting will act as a deterrent to any possible theft or vandalism.

External lighting to be confined to areas shown hatched in orange.
Areas hatched grey to be protected from any external light spill. See bat report for full details.

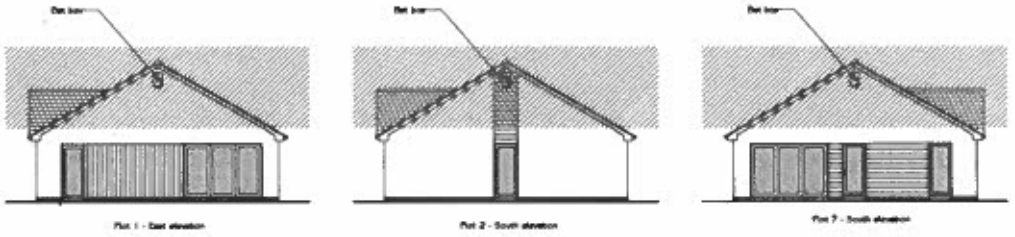
All lighting fixtures shall be fitted with a PIR sensor with a timer switch as well as a daylight sensor.
The style of lamp shall be chosen to limit light shine beyond the areas shown and with a suitable cowl to prevent all light spill above the horizontal plane.

Key:

Areas where external lighting is required.

Areas to be protected from external lighting.

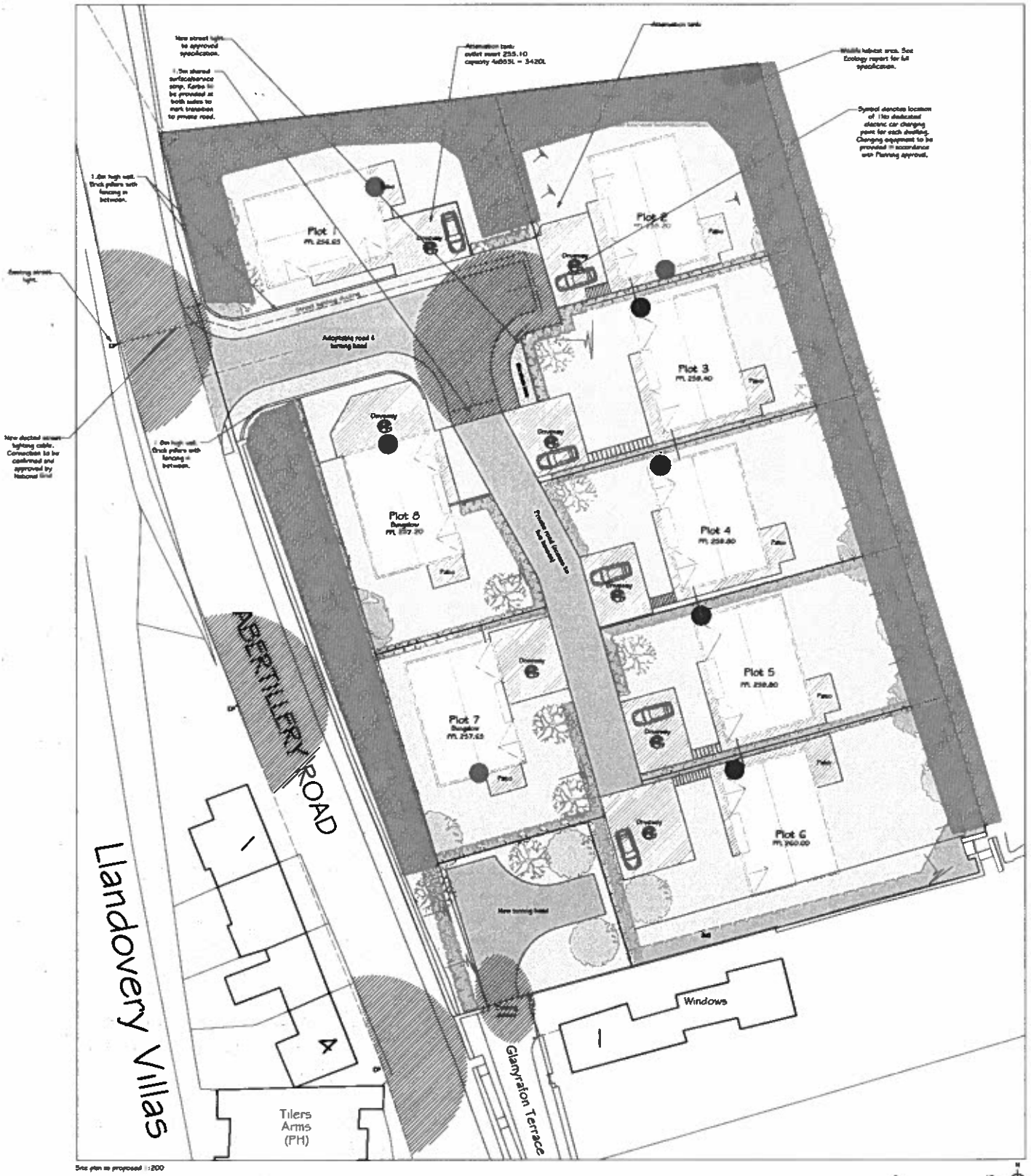
Bat box



Plot 1 - East elevation

Plot 2 - South elevation

Plot 7 - South elevation



Site plan as proposed 1:200

0 10m N

Hernon Associates
The Old Shop
Kingcoed
Usk
Monmouthshire
NP15 1DB

01291 690010
liz@hernonassociates.co.uk

Status:
- Preliminary
- Pre-planning
- Planning (Outline)
- Planning (Reserved matters)
- Planning (Full/Householder)
- Building Regulations
- Tender issue
- As built
- PROVISIONAL

Date: 07.10.2026
Scale: 1:200 @ A1
Drawing No: 3857-19
Revision: D

Project: Proposed development at Former Civic Amenity Site Storrs
Client: Phoenix Home Installations Ltd
Drawing: External lighting plan

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Ecological mitigation schedule: - refer to Ecology Report for full specifications.

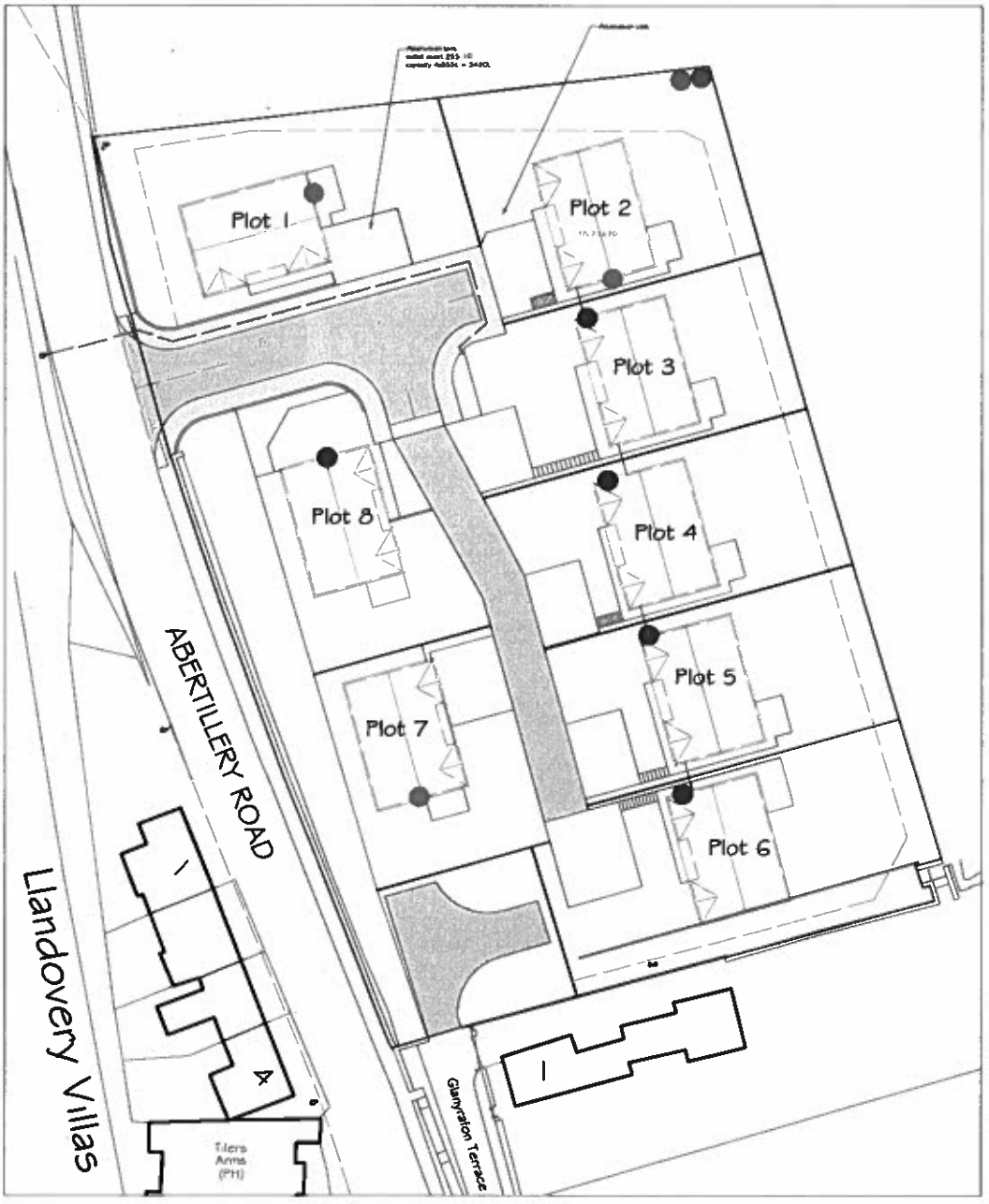
Plot 1: Bat Box - East elevation
Plot 2: Bat box. South elevation.
Hedgehog habitat pile where shown.
Reptile hibernaculum where shown.
Plot 3: Swift Box. North elevation.
Plot 4: Swift Box. North elevation.
Plot 5: Swift Box. North elevation.
Plot 6: Swift Box. North elevation.
Plot 7: Bat box. South elevation.
Plot 8: Swift Box. North elevation.

Bat box

Swift box

Reptile hibernaculum

Hedgehog box/habitat pile



Hernon Associates
The Old Shop
Kingcoed
Usk
Monmouthshire
NP15 1DS

01291 690010
liz@hernonassociates.co.uk

Status:
- Preliminary
- Pre-planning
- Planning (Outline)
- Planning (Reserved matters)
- Planning (Full)
- Building Regulations
- Tender issue
- As built
- Structural details
- PROVISIONAL

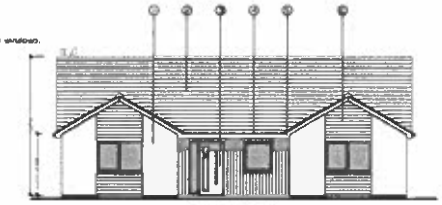
Date: 07.10.25
Scale: 1:500 @ A3
Drawing No: 3857-16
Revision: B

Project: Proposed development at Former Civic Amenity Site Blaina
Client: Phoenix Home Installations Ltd
Drawing: Ecological mitigation

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Key

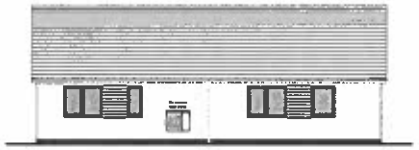
External materials:
1 Dark coloured render.
2 Roof tiles to match slate tile @ 30°.
3 Windows and doors in anthracite UPVC.
4 Rainwater goods in colour to match windows.
5 Fascias and soffits in UPVC in colour to match windows.
6 Composite wood effect cladding.



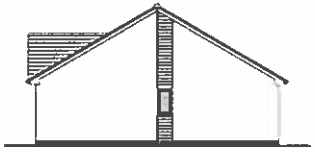
East elevation (front)



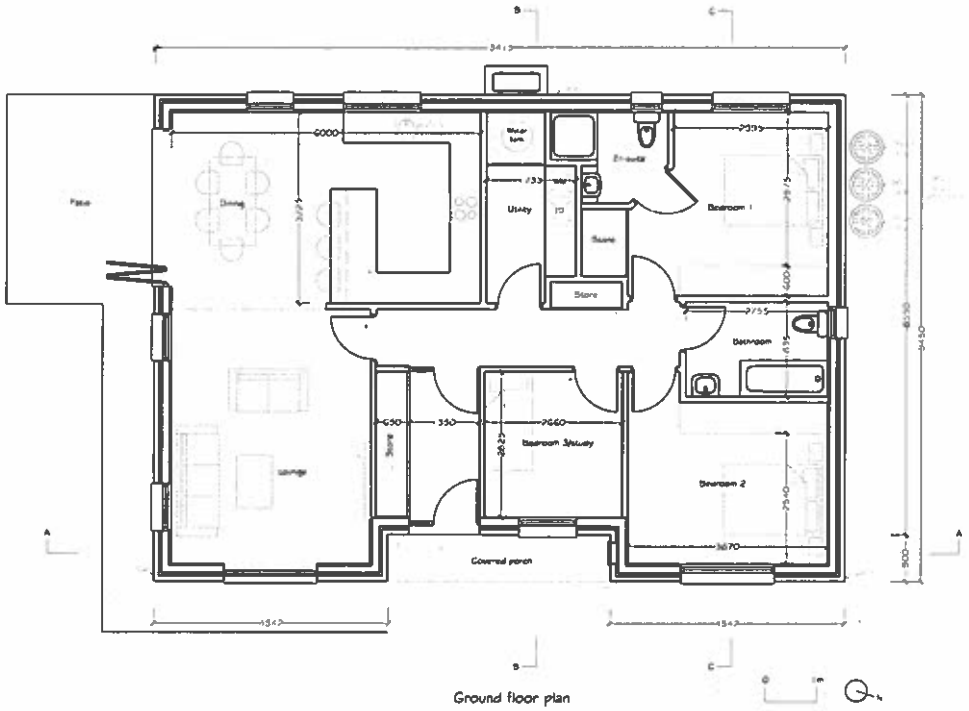
South elevation



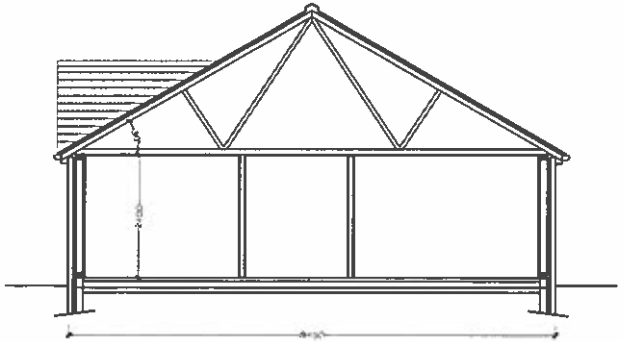
West elevation (rear)



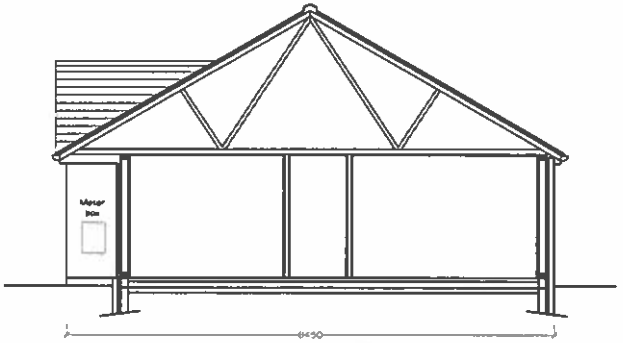
North elevation



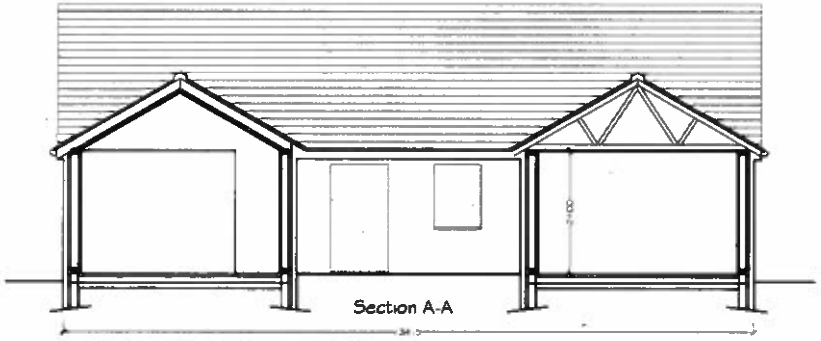
Ground floor plan
107m² internal
123m² external



Section C-C



Section B-B



Section A-A

Hernon Associates
The Old Shop
Kingcoed
Usk
Monmouthshire
NP15 1DS

01291 690010
liz@hernonassociates.co.uk

Status:
- ○ Preliminary
- ○ Pre-planning
- ○ Planning (Outline)
- ○ Planning (Reserved matters)
- ● Planning (Full/Householder)
- ○ Building Regulations
- ○ Tender issue
- ○ As built
- ○ PROVISIONAL

Date: 07.10.2020

Scale: 1:50/100 @ A1

Drawing No: 3857-13

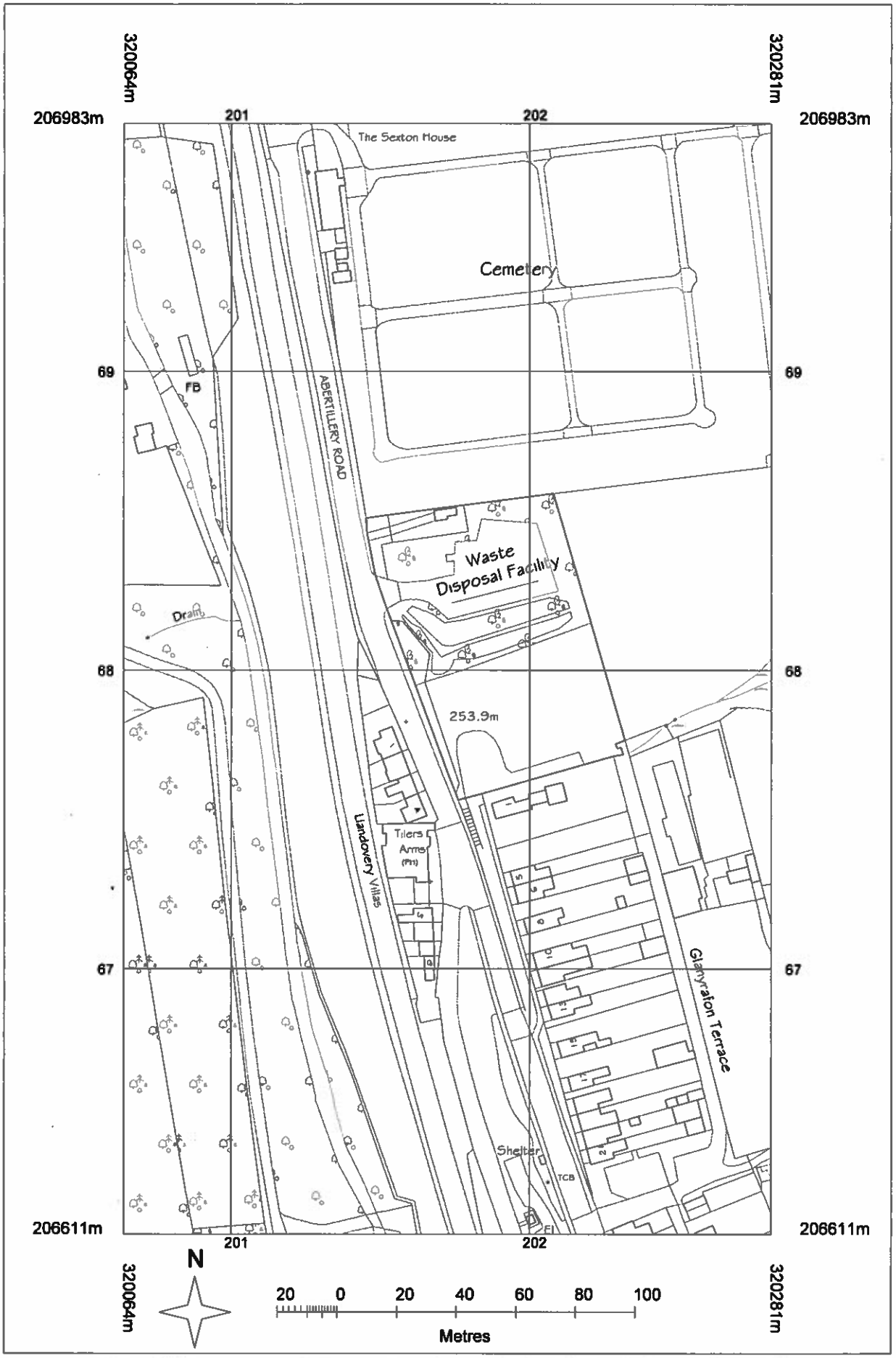
Revision: D

Project: Proposed development at Former Civic Amenity Site Barry

Client: Phoenix Home Installations Ltd

Drawing: Bungalows as proposed. Plots 7 & 8

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Hernon Associates
The Old Shop
Kingcoed
Usk
Monmouthshire
NP15 1DS

01291 690010
liz@hernonassociates.co.uk

Status
- ☐ Preliminary
- ☐ Pre-planning
- ☐ Planning (Outline)
- ☐ Planning (Reserved matters)
- ☒ Planning (Full/Householder)
- ☐ Building Regulations
- ☐ Tender issue
- ☐ As built

☐ PROVISIONAL

Date: 07.10.2026

Scale: 1:1250 @ A3

Drawing No: 3857-15

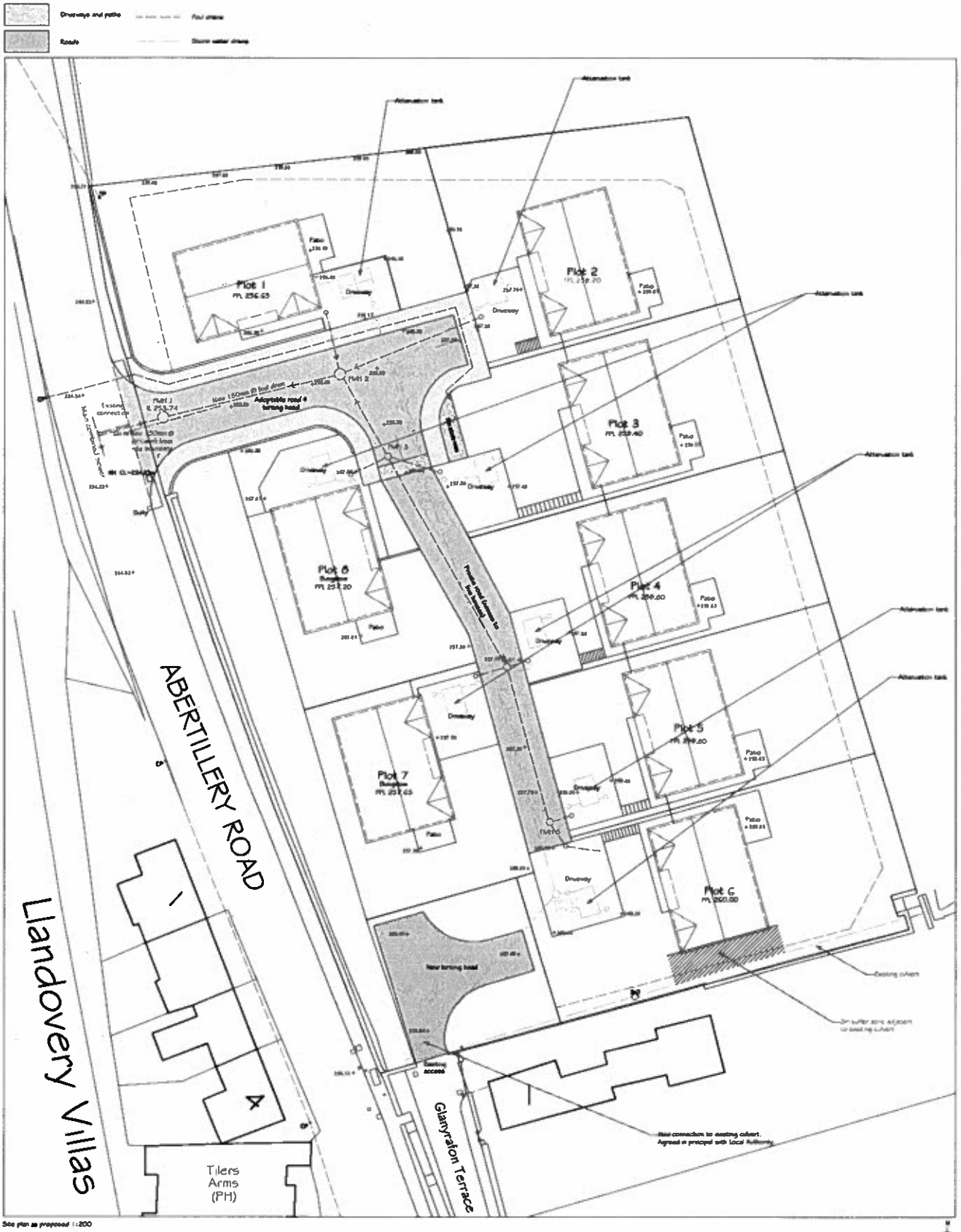
Revision: A

Project: Proposed development at Former Civic Site Blaina

Client: Adam and Luke Pegler

Drawing: Location plan

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architect and structural engineer



Site plan as proposed 1:200

0 10m

N

Hernon Associates
The Old Shop
Kingcoed
Usk
Monmouthshire
NP15 1DS

01291 690010
liz@hernonassociates.co.uk

Status:
- Preliminary
- Pre-planning
- Planning (Outline)
- Planning (Reserved matters)
- Planning (Full/Householder)
- Building Regulations
- Tender issue
- As built
- PROVISIONAL

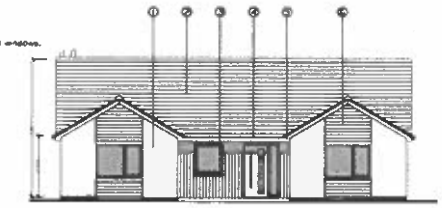
Date: 07.10.2025
Scale: 1:200 @ A1
Drawing No: 3857-09
Revision: B

Project: Proposed development at Former Civic Amenity Site Storo
Client: Phoenix Home Installations Ltd
Drawing: Drainage as proposed

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Key:

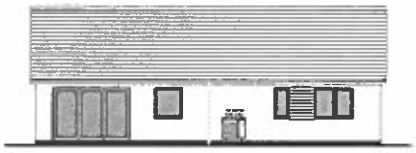
External materials:
1 - Self-coloured render
2 - roof in interlock slate tile @ 30°
3 - Windows and doors in anthracite UPVC.
4 - Rainwater goods in colour to match windows.
5 - Fascias and soffits in UPVC in colour to match windows.
6 - Composite wood effect cladding.



West elevation (front)



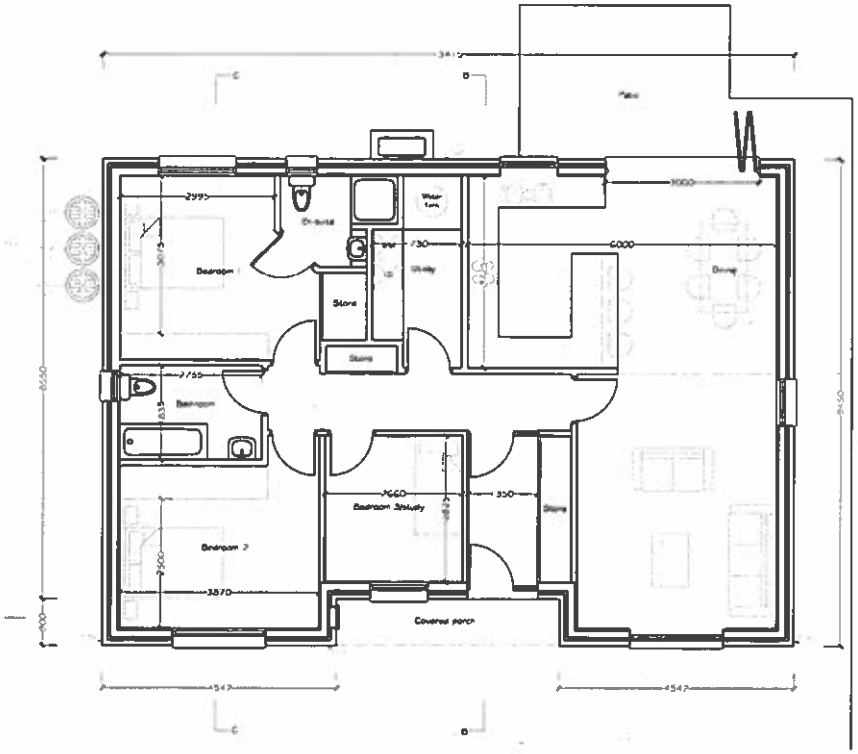
South elevation

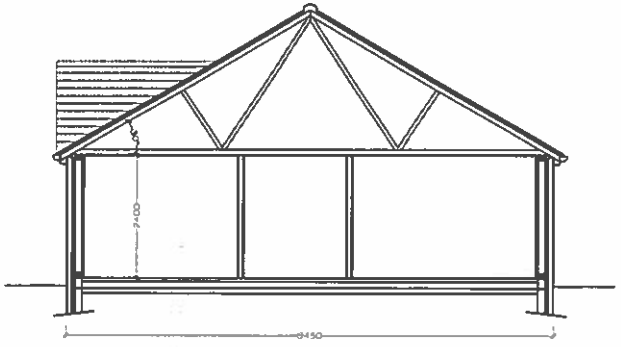


East elevation (rear)

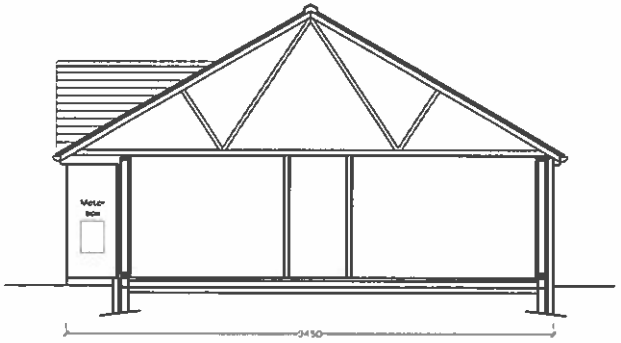


North elevation

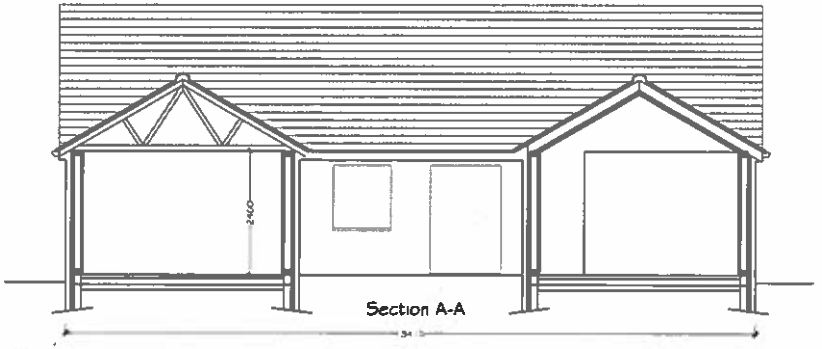




Section C-C



Section B-B



Section A-A

Hernon Associates
The Old Shop
Kingcoed
Usk
Monmouthshire
NP15 1DS

01291 690013
liz@hernonassociates.co.uk

Status
- Preliminary
- Pre-planning
- Planning (Outline)
- Planning (Reserved matters)
- Planning (Full/Householder)
- Building Regulations
- Tender issue
- As built
- PROVISIONAL

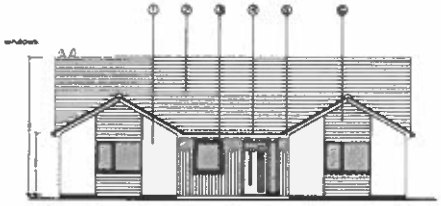
Date: 22.09.2020
Scale: 1:50/100 @ A1
Drawing No: 3857 10
Revision: D

Project: Proposed development at former Civic Amenity Site Ebbw
Client: Phoenix Home Installations Ltd
Drawing: Bungalow as proposed Plots 2-6

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Key:

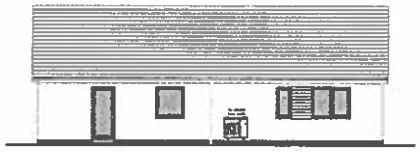
External materials:
1 - Self-coloured render.
2 - Roof in anthracite slate tile @ 30°.
3 - Windows and doors in anthracite UPVC.
4 - Rainwater goods in colour to match windows.
5 - Fascias and soffits in UPVC in colour to match windows.
6 - Composite wood effect cladding.



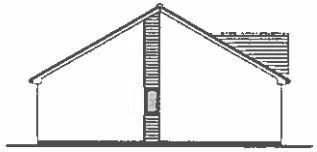
South elevation (front)



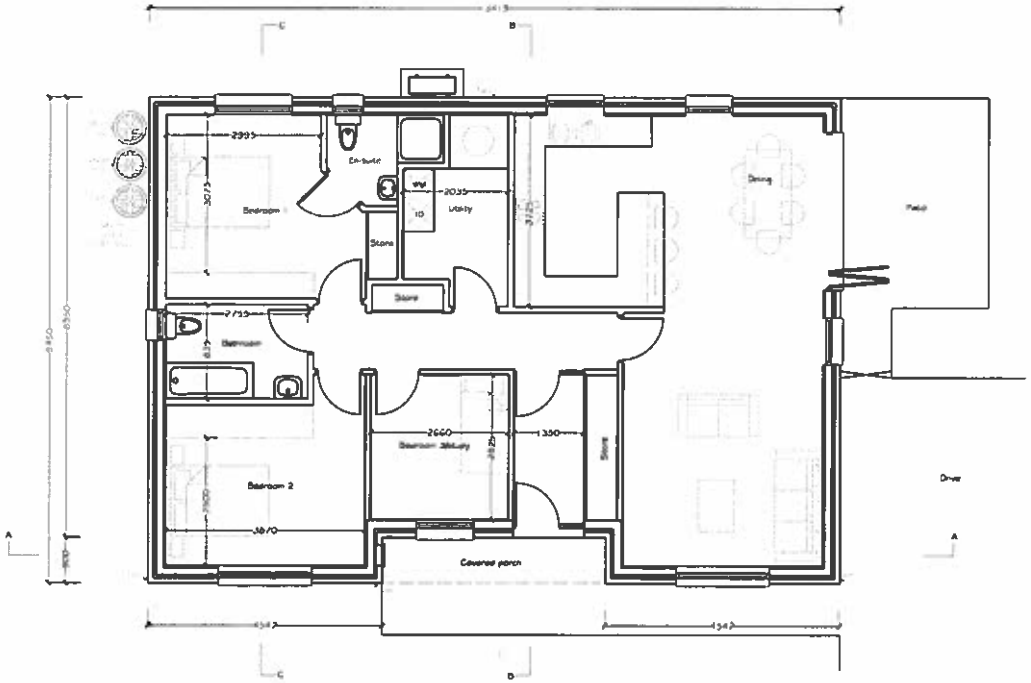
East elevation



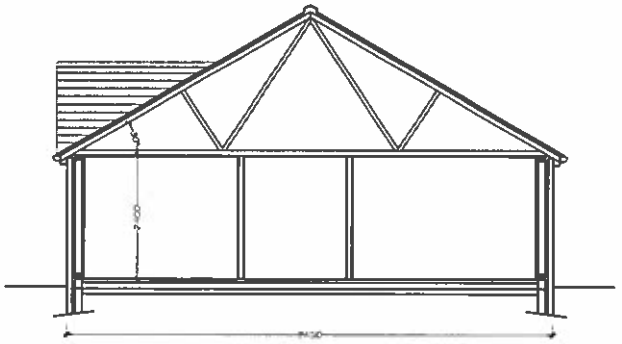
North elevation (rear)



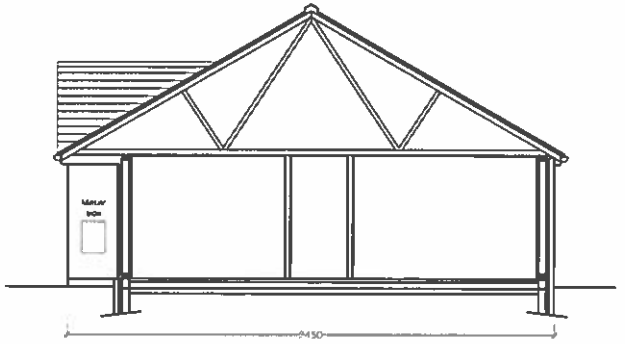
West elevation



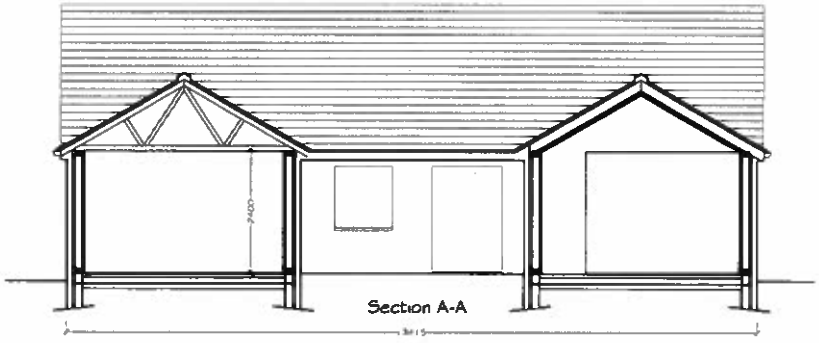
Ground floor plan
107m² internal
123m² external



Section C-C



Section B-B



Section A-A

Hernon Associates
The Old Shop
Kingcoed
Usk
Monmouthshire
NP15 1DS

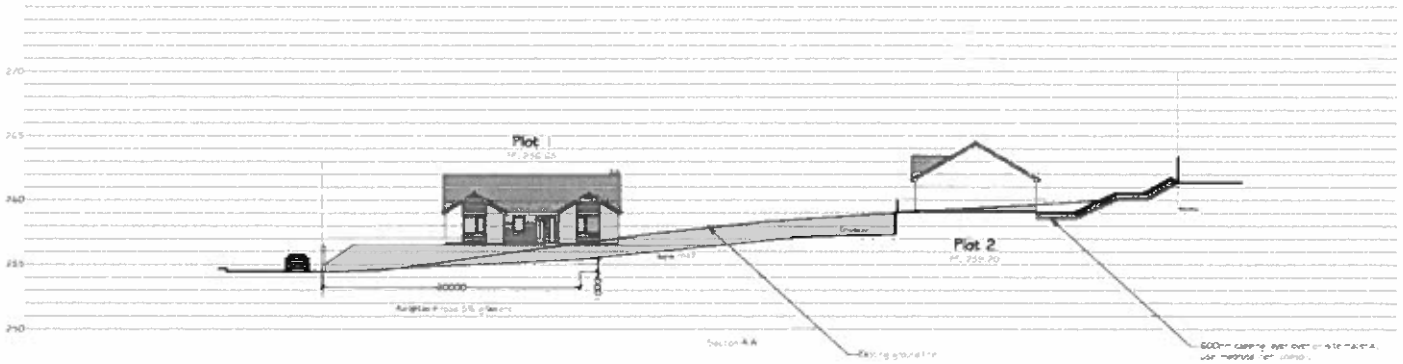
01291 690010
liz@hernonassociates.co.uk

Status
- Preliminary
- Pre-planning
- Planning (Outline)
- Planning (Reserved matters)
- Planning (Full/Householder)
- Building Regulations
- Tender issue
- As built
- PROVISIONAL

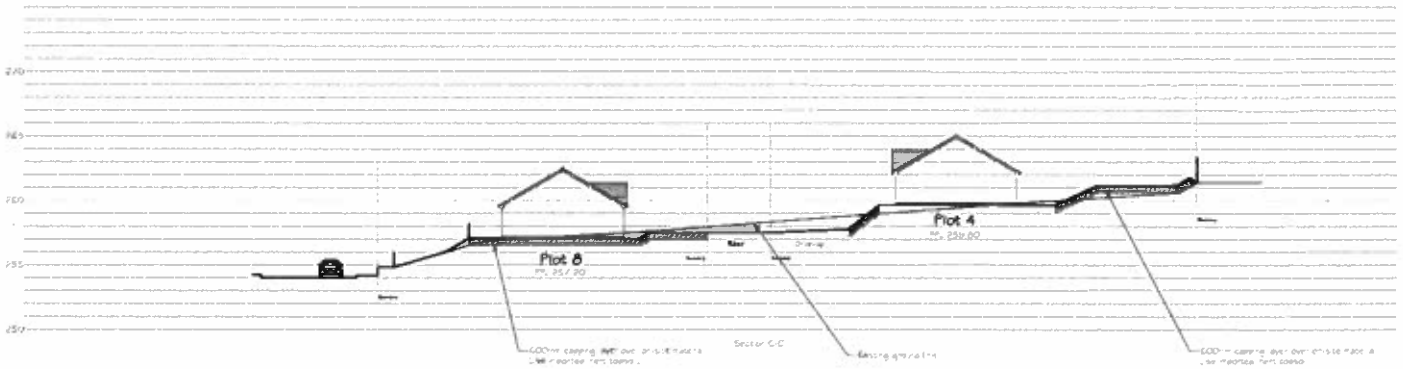
Date: 07.10.2020
Scale: 1:50@00 @ A1
Drawing No.: 3657-11
Revision: C

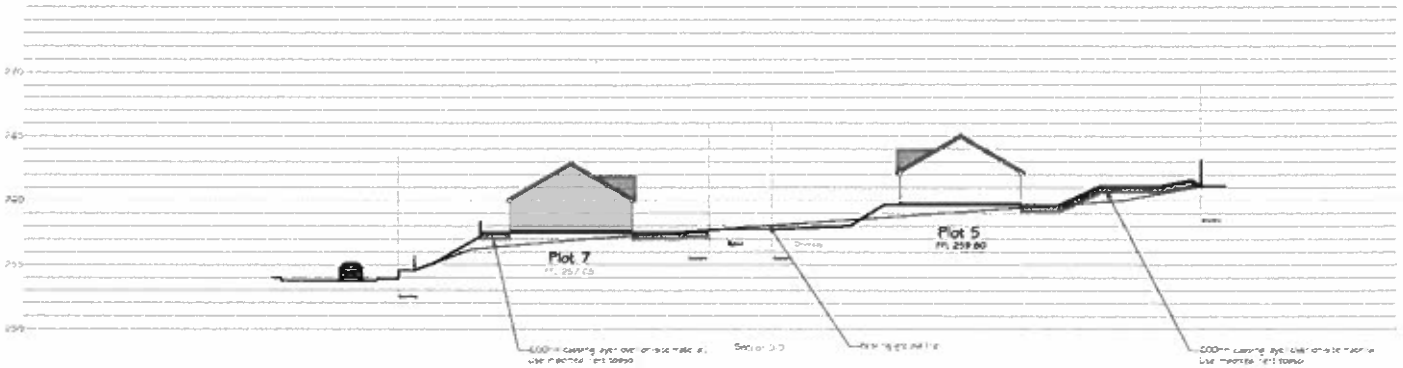
Project: Proposed development at Former Civic Amenity Site Ebbw
Client: Phoenix Home Installations Ltd
Drawing: Bungalow as proposed. Plot 1

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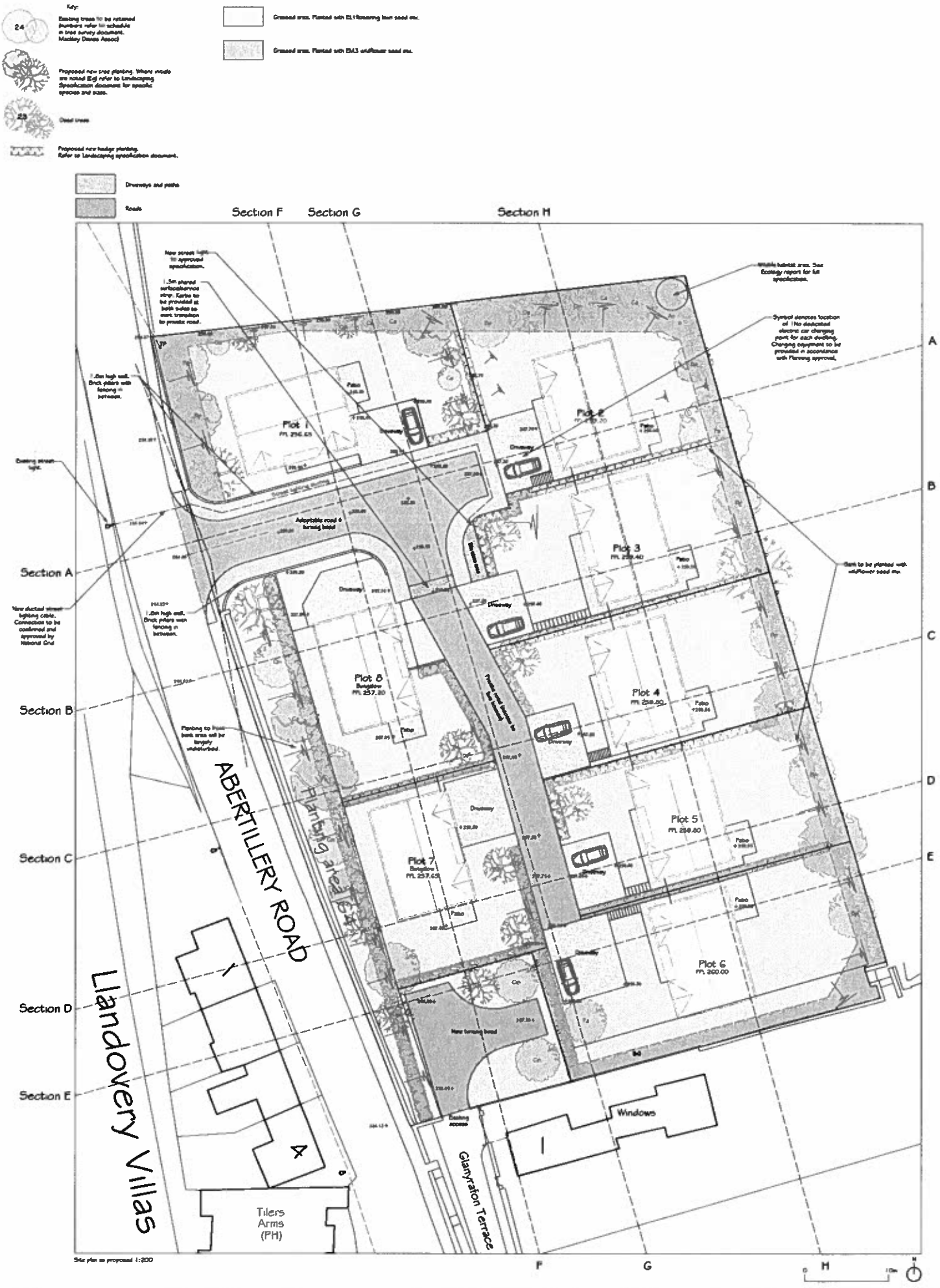
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The Old Shop
Kingcoed
Usk
Monmouthshire
NP15 1DS

01291 690010
ki@hernonassociates.co.uk

Status
- ☐ Preliminary
- ☐ Pre-planning
- ☐ Planning (Outline)
- ☐ Planning (Reserved matters)
- ☒ Planning (Full/Householder)
- ☐ Building Regulations
- ☐ Tender issue
- ☐ As built
- ☐ PROVISIONAL

Date: 07.10.2025
Scale: 1:200 @ A1
Drawing No: 3057-07
Revision: A

Project: Proposed development at Former Coal Site Gare
Client: Adam and Luke Pegler
Drawing: Site sections as proposed



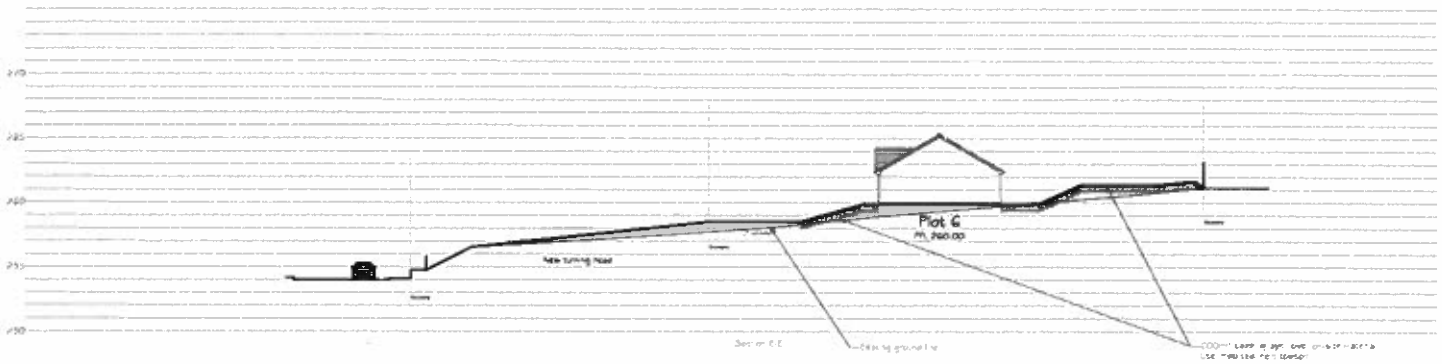
Hernon Associates
The Old Shop
Kingcoed
Usk
Monmouthshire
NP15 1DS
01291 660010
Etc@hernonassociates.co.uk

Status:
- Preliminary
- Pre-planning
- Planning (Outline)
- Planning (Reserved matters)
- Planning (Full/Household)
- Building Regulations
- Tender issue
- As built
- PROVISIONAL

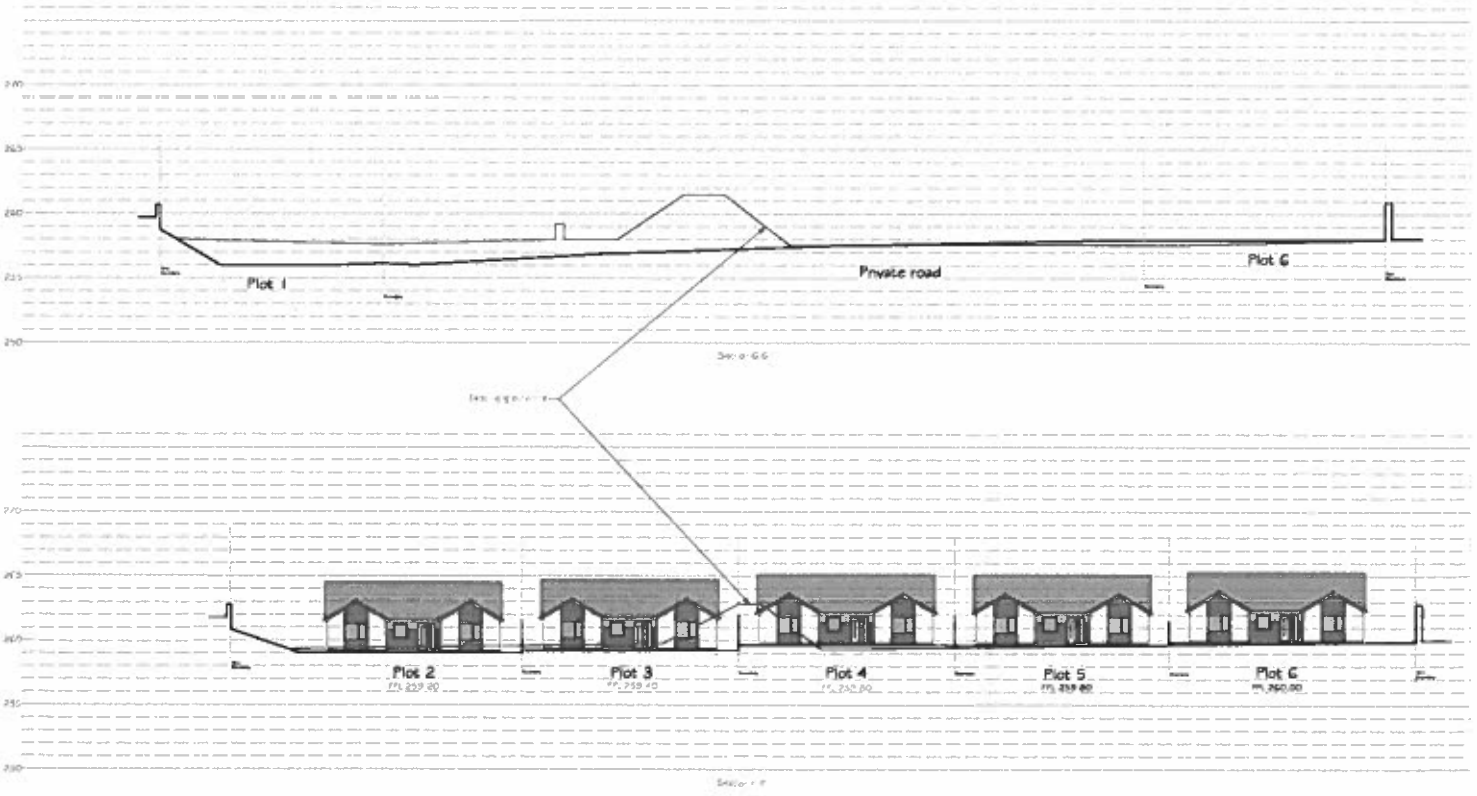
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Scale: 1:200 @ A1
Drawing No: 3857-06
Revision: D

Project: Proposed development at Former Civic Amenity Site Usk
Client: Phoenix Home Installations Ltd
Drawing: Landscaping as proposed

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Hernon Associates
The Old Shop
Kingcoed
Usk
Monmouthshire
NP15 1DS

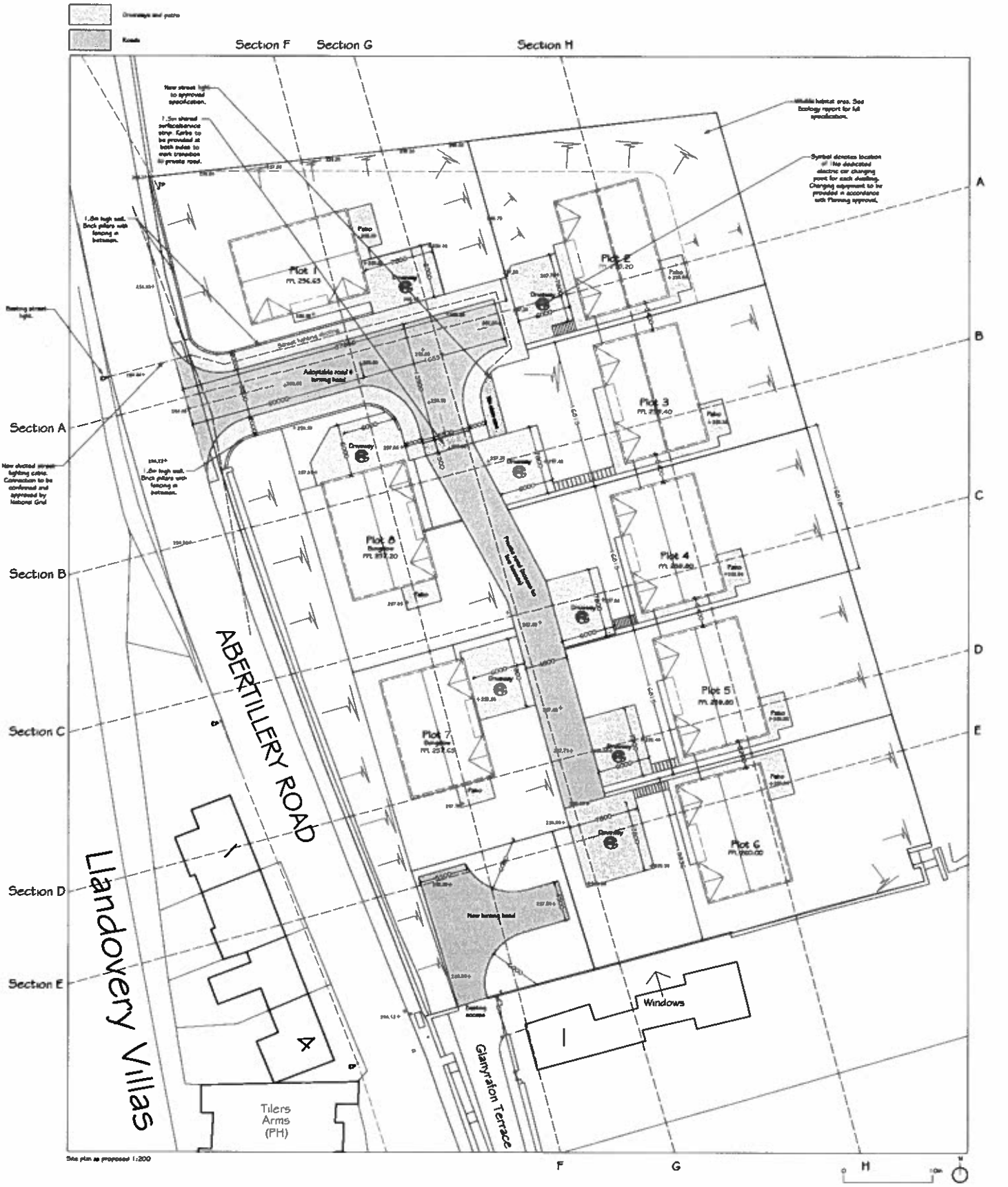
01291 690010
liz@hernonassociates.co.uk

Status
- Preliminary
- Pre-planning
- Planning (Outline)
- Planning (Reserved matters)
- Planning (Full/Householder)
- Building Regulations
- Tender issue
- As built
- PROVISIONAL

Date: 07.10.2026
Scale: 1:200 @ A1
Drawing No: 3657.06
Revision: A

Project: Proposed development at Former Civic Site Ebbw
Client: Adam and Luke Pagar
Drawing: Site sections as proposed

HERNON ASSOCIATES



Hernon Associates
The Old Shop
Kingcoed
Usk
Monmouthshire
NP15 1DS

01291 690010
liz@hernonassociates.co.uk

Status
- Preliminary
- Pre-planning
- Planning (Outline)
- Planning (Reserved matters)
- Planning (Full/Householder)
- Building Regulations
- Tender issue
- As built
- PROVISIONAL

Date: 07.10.2025
Scale: 1:200 @ A1
Drawing No: 3857-05
Revision: H

Project: Proposed development at Former Civic Amenity Site Ebbw
Client: Phoenix Home Installations Ltd
Drawing: Site as proposed

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