14em no.3a.

Tracy

From: BGCBC - Planning < Planning.bgcbc@blaenau-gwent.gov.uk>

Sent: 15 June 2022 12:20

To: Clerk

Subject: Planning Application - C/2022/0164 -Shoda Sauces, Units 19 & 20 Rising Sun

Industrial Estate, Blaina, Blaenau Gwent, NP13 3JW

Attachments: Proposed Site Layout.pdf; Shoda Sauces - Detailed Soft Landscape Proposals (Rev.

B).pdf; Shoda Sauces 0031 -Existing Site Layout.pdf; Shoda Sauces Intrusive CMRA - V2.pdf; Site Location plan.pdf; Technical Note - Shoda Sauces.pdf; Topographic Survey.pdf; Tree Constraints Plan .pdf; Tree Survey.pdf; Treescene Tree Survey.doc; Application Form (Redacted).pdf; Ecological Assessment.pdf; Existing Elevations.pdf; Existing Site Layout.pdf; PAC Report.pdf; Proposed Elevations.pdf; Proposed Floor

Plans.pdf; 220331 Cover letter and appraisal.docx; 220525 DAS.pdf

Follow Up Flag: Flag Status:

Follow up Flagged

NANTYGLO & BLAINA
15 JUN 2022
TOWN COUNCIL



Date:15 June 2022

Planning Ref: C/2022/0164

FAO: Town Council

Dear Sir/Madam.

TOWN AND COUNTRY PLANNING ACT 1990

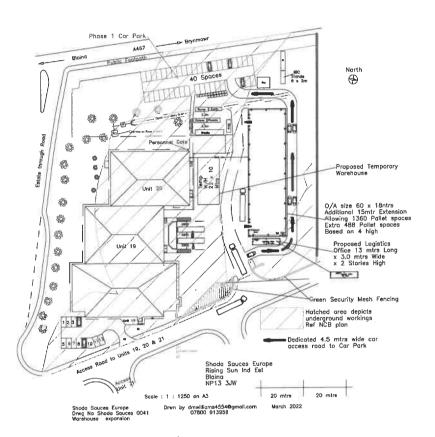
APPLICATION FOR PLANNING PERMISSION

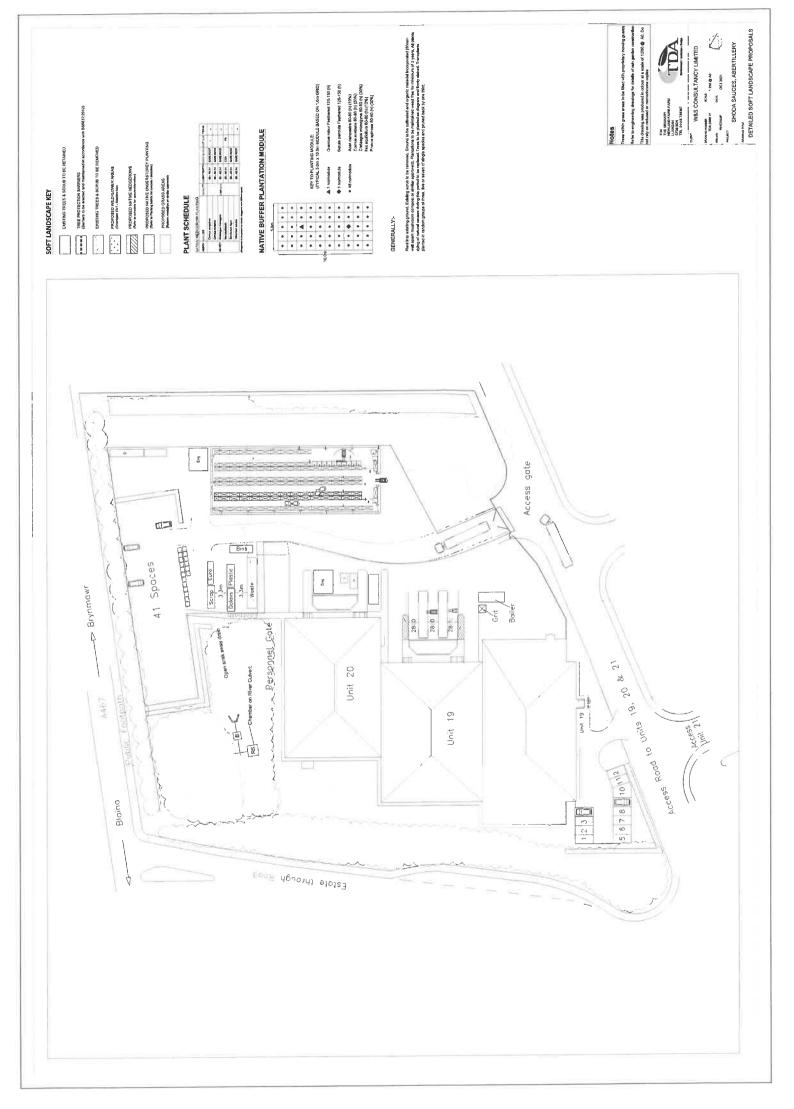
PROPOSED DEVELOPMENT AT: Ms Kim Scott, Shoda Sauces Europe Co Ltd, Shoda Sauces, Units 19 And 20 Rising Sun Industrial Estate, Blaina, Blaenau Gwent, NP13 3JW

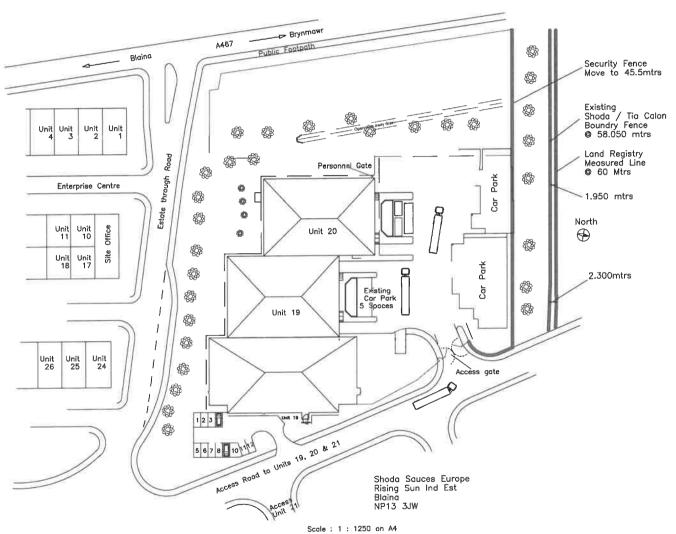
I enclose herewith an application form and location plan in respect of a planning application for development at the above site.

Please forward your observations upon the intended development within 21 days of the date of this letter. If no communication is received within this time the application will be determined on the assumption that you have no comments to make.

Yours faithfully HHN



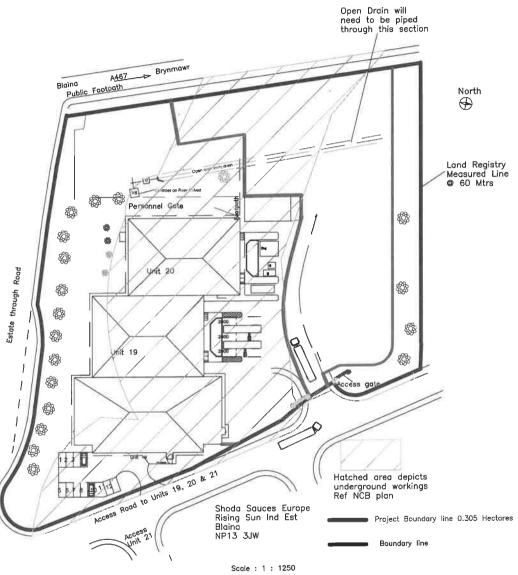




Shoda Sauces Europe Site Plan showing Boundries

Drwn by dmwilliams4554@gmail.com

March 2021



Shoda Sauces Europe Site Plan Drwg No Shoda Sauces 0041 showing Boundries

Drwn by dmwilliams4554@gmail.com 07800 913956

March 2022



Technical Note

Subject	Shoda Sauces, Rising Sun Industrial Estate		Date	06.04.22
Ref			Previou	s versions:
Author	Beth Evans			
Reviewed	Beth Evans	Date	06.04.2	2
Approved	Beth Evans	Date	06.04.2	2

To whom it may concern,

We are writing to you with regards to Phase 2 of the above application. In addition to the consented scheme, it is now proposed to install a new access road, an extension to the warehouse and additional office accommodation.

A preliminary ecological assessment was undertaken in 2021 by Ecological Services Ltd. The report was produced for the entire land holding and therefore included the areas for phase 2 of the development. Phase 2 of the development will remove some additional carr woodland and semi-improved grassland. Please see Ecological Services 2021.

The additional habitat to be removed will need to be undertaken in line with ecological supervision and the method statement contained herein. Additional mitigation and compensation will be required.

Compensation will be in the form of native hedgerows, native wildflower areas and native understorey planting. Please see Appendix B below for details.

In addition to planting, three pole mounted bat boxes will be mounted in suitable locations within the site. Bird boxes must be sited at least 2m high. The boxes will be sited on 3 separate trees or poles within the site.

Three additional bat boxes on poles will also be mounted at suitable locations within the site. Bat boxes must be mounted at least 3m in height.

Thank you,

Beth Evans

Director/Principal Ecologist

Tel: 07527 049 134 | <u>Email: info@beecological.co.uk</u> 2, Park View House, Heolgerrig, Merthyr Tydfil, CF48 1SY

Company Registration Number: 10409300

VAT Number: 308749576

APPENDIX 1- METHOD STATEMENT

A brief walkover of the site will be undertaken in the first instance to ensure that there are no species present on this site not covered by the below method statement.

- 1. All clearance will be supervised by a suitably experienced ecologist until such time as the ecologist states that direct supervision is not necessary.
- 2. The ecologist will be on call for the duration of clearance works.
- 3. Vegetation will be cleared from directly affected areas only and the area minimised wherever possible.
- 4. All vegetation and brash removal will preferentially be undertaken during the winter months i.e. between November and February inclusive.
- 5. If this is not possible, all areas to be cleared must be subject of a finger-tip search by an ecologist immediately prior to and during any clearance work; the ecologist should also be present while all post hole excavation (or other ground breaking should it be required) is being undertaken.
- 6. Should evidence of breeding birds, in particularly nests, be recorded, no clearance may be undertaken within 5m of any nest site until such time as the nest is vacated naturally.
- 7. No spraying of vegetation to be carried out. Vegetation will be maintained close to ground using repeated cutting only..
- 8. Woody vegetation will be cleared (ONLY IF NECESSARY) to ground level using a chainsaw with all arisings
- stacked in unaffected areas NOT on areas of tall vegetation (over 300mm). Where necessary, stumps and
- roots will only be removed by machine (under ecological supervision) once the clearance is complete.
- 9. All woody vegetation will be checked by the ecologist prior to cutting for the presence of bird nests.

- 10. Vegetation will be cut in three phases. The first phase will reduce the vegetation height to 150mm; the second will reduce it to ≈50mm; the third phase will reduce the height to as close to ground level as possible. All cuts will have a period of 24 hours between each cut.
- 11. All vegetation cutting will be directional. This ensures that any animals present will be pushed from the site into adjacent retained habitats.
- 12. After clearance, if the vegetation is allowed to regrow above 150mm high, it will be cut and raked as described above.
- 13. Where necessary, potential hibernacula (brash, log piles, stumps, roots etc) will only be cleared during the active season (March-October) while day time temperatures are consistently over 12°C for a period of at least seven days prior as otherwise reptiles may be killed or injured as a result of inconsistent (low) temperatures (during the day and night) and/or low prey availability. Potential hibernacula will only be dismantled by hand unless the supervising ecologist gives the approval for machine dismantling.
- 14. If a bird's nest is observed on the site, the ecologist will assess it to determine whether or not it is active, the species concerned, the lifecycle state of any occupants and provide advice on next steps.
- 15. If reptiles are observed within the clearance area during the works, a decision on how to deal with them will be made on site in light of the conditions on site at the time and the state of the animals themselves. There are three options for dealing with them:
- It may be possible to leave the animals alone to find their own way into cover, depending on where they
 are seen, what they are doing and their apparent activity levels; or
- Capture, remove from site and take into temporary captivity until such time as they can be released adjacent to the cleared area (a vivarium has been prepared in case it is required); or
- Should conditions allow, capture and translocate the animals to a safe area immediately adjacent to the
 site.
- 16. Habitat and the unlikely presence for other species (e.g. dormice, otter, great crested newts & other amphibians etc.) can be identified and avoided by following this method statement.

17. In the event that a European Protected Species such as great crested newt or dormouse is observed during the clearance,, all work will stop, and the ecologist consulted. It will be necessary to consult with Natural Resources Wales; further surveys and a development licence may be required before work can recommence.

If large numbers of reptiles are discovered, an offsite receptor area should be suggested to be agreed by the County Ecologist.

NOTE: should it be required, a Natural Resources Wales development licence for European Protected Species is likely to take up to 30 working days to be issued following submission

Please note, the above methodology will also allow for the safety of other animals such as other amphibians and hedgehog.

In Summary the works will proceed as follows: 1. Vegetation reduced to 150mm	Any time of year (following an inspection for breeding birds if undertaken during active season)
2. Vegetation reduced to 50mm	24 hours after first cut
3. Vegetation cut to ground level	24 hours after second cut
4. Removal of potential hibernacula (stumps, rubble piles etc)	Preferably March to October or when temperatures have been above 12 degrees for a period of seven days or more

PP-11283926 Blaenau Gwent CBC Planning Control / Rhoeli Cynllunio CBS Blaenau Gwent

Floor 1a, Municipal Offices, Civic Centre, Ebbw Vale. NP23 6XB

Tel: 01495 355555 Fax: 01495 355598 Email: planning@blaenau-gwent.gov.uk

Applicant Details

Llawr 1a, Swyddfeydd Bwrdeisiol, Canolfan Ddinesig Glyn Ebwy. NP23 6XB

Ffôn: 01495 355555 Ffacs: 01495 355598 Email: planning@blaenau-gwent.gov.uk



www.blaenau-gwent.gov.uk Application for Planning Permission

Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details				
If you cannot provide a help locate the site - for	postcode, the description of see example 'field to the North of	site location must be of of the Post Office",	ompleted. Please provide	the most accurate site description you can, to
Number			Suffix	
Property Name				
Shoda Sauces				
Address Line 1				
Units 19 and 20				
Address Line 2				
Rising Sun Indusrial E	Estate			
Town/city				
Blaina				
Postcode				
NP13 3JW				
Description of s	ite location (must b	e completed if	postcode is not k	nown)
Easting (x)	100 1000 1011 (1110 101 10		Northing (y)	,
319622			208920	
Description		-	1	

Kim Surname Soott Company Name Shoda Sauces Europe Co Ltd Address Address line 1 CIO Agent Address line 2 N/A Address line 3 N/A Address line 3 N/A Country United Kingdom Costoode Are you an agent acting on behalf of the applicant? 3 Yes O No Contact Details Primary number	Title
Kim Surname Soott Company Name Shoda Sauces Europe Co Ltd Address Address line 1 CIO Agent Address line 2 N/A Address line 3 N/A Address line 3 N/A Country United Kingdom Costoode Are you an agent acting on behalf of the applicant? 3 Yes O No Contact Details Primary number	Ms
Sort Sout Sources Europe Co Ltd Shoda Sauces Eur	First name
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Address line 3 N/A Town/City N/A Country United Kingdom Postcode Are you an agent acting on behalf of the applicant? 3 Yes O No Contact Details Primary number	C/O Agent
Address line 3 N/A Town/City N/A Country United Kingdom Postcode Are you an agent acting on behalf of the applicant? 9 Yes O No Contact Details Primary number	Address line 2
N/A Town/City N/A Country United Kingdom Postcode Are you an agent acting on behalf of the applicant? Yes No Contact Details Primary number	N/A
Town/City N/A Country United Kingdom Postcode Are you an agent acting on behalf of the applicant? Yes No Contact Details Primary number	Address line 3
Country United Kingdom Postcode Are you an agent acting on behalf of the applicant? Yes O No Contact Details Primary number	N/A
Country United Kingdom Postcode Are you an agent acting on behalf of the applicant? Yes O No Contact Details Primary number	Town/City
United Kingdom Postcode Are you an agent acting on behalf of the applicant? Yes No Contact Details Primary number	N/A
Postcode Are you an agent acting on behalf of the applicant? Yes No Contact Details Primary number	Country
Are you an agent acting on behalf of the applicant? Yes No Contact Details Primary number	United Kingdom
	Postcode
	Average an extend acting an habit of the applicant?
ONo Contact Details Primary number	
Primary number	O No
	Contact Details
Secondary number	Primary number
Secondary number	
	Secondary number
Email address	Email address

Agent Details

паттелооттратту
Title
Mr
First name
Sam
Surname
Courtney
Company Name
LRM Planning Ltd.
Address Address line 1
22 Cathedral Road
Address line 2
Address line 3
Town/City
Cardiff
Country
United Kingdom
Postcode
CF11 9LJ
Contact Details
Primary number
Secondary number
Email address
据6台(关注)50号(1915)
Site Area
What is the site area?
0.31

Hectares	
Does your proposal involve the construction of a new building which would result in the loss or gain of public open space? Yes No	
Description of the Proposal	
Description	
Please describe the proposed development including any change of use	
Erection of a new detached storage building over existing hard standing area, with additional ancillary office accommodation, replacen parking area with new access drive and associated works (amendments to scheme approved under LPA ref C/2021/0145).	nent
Has the work or change of use already started?	
OYes ONo	
Existing Use	
Please describe the current use of the site	
Majority of the site comprises an area of hardstanding, land to the west comprises trees and vegetation.	
s the site currently vacant?	
O Yes Ø No	
Does the proposal involve any of the following?	
and which is known or suspected to be contaminated for all or part of the site	
O Yes ONo	
A proposed use that would be particularly vulnerable to the presence of contamination	
O Yes → No	
Application advice	
f 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?	
f Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfiel	d land
Area of previously developed land proposed for new development	
0.31	hectares

	la a ataura
0.00	hectares
Materials	
Does the proposed development require any materials to be used in the build?	
⊘ Yes	
O No	
Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for	each
material)	
Type:	
Roof	
Existing materials and finishes: Profile sheeting/cladding	
Proposed materials and finishes:	
Profile sheeting/cladding to match the existing building	
Туре:	
Walls	
Existing materials and finishes:	
Profile sheeting/cladding	- 1
Proposed materials and finishes:	
Profile sheeting/cladding to match the existing building	
Are you supplying additional information on submitted plans, drawings or a design and access statement?	
❷ Yes	
O No	
If Yes, please state references for the plans, drawings and/or design and access statement	
Plans, elevations and a Design and Access Statement	
Plans, elevations and a Design and Access clatement	
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	
Ø No	
Are there any new public roads to be provided within the site?	
O Yes	
Ø No	
Are there any new public rights of way to be provided within or adjacent to the site?	
O Yes	
Ø No	

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.
Vehicle Parking
Is vehicle parking relevant to this proposal?
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?
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?
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?
○ Yes② No
Refer to the Welsh Government's Development Advice Maps website.
Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?
○ Yes ❷ No
Will the proposal increase the flood risk elsewhere?
○ Yes ② 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' <u>Statutory</u> <u>SuDS Standards</u> . 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.
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Main sewer
☐ Pond/lake
Biodiversity and Geological Conservation
To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.
Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?
a) Protected and priority species
○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ❷ 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 ❷ No
c) Features of geological conservation importance
O Yes, on the development site O Yes, on land adjacent to or near the proposed development ❷ No
Supporting information requirements
Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.
Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.
Your local planning authority will be able to advise on the content of any assessments that may be required.
Foul Sewage
Please state how foul sewage is to be disposed of:
 Mains sewer Septic tank Package treatment plant Cess pit ✔ Other Unknown
Other
N/A
Are you proposing to connect to the existing drainage system? Yes No Unknown

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?				
Ø Yes ○ No				
If Yes, please provide details:				
See site layout				
Trade Effluent				
	eed to dispose of trade effluents or tra	ade waste?		
OYes				
⊘ No				
Residential/Dwelling	g Units			
Does your proposal include the	gain, loss or change of use of resider	ntial units?		
O Yes ⊘ No				
O No				
	pment: Non-Residential			
	loss, gain or change of use of non-res	sidential floorspace?		
If you have answered Yes to the	e question above please add details in	the following table:		
Use Class: B2 - General industrial				
Existing gross internal floorspace (square metres):				
O Gross internal floorspace to be lost by change of use or demolltion (square metres):				
0				
Total gross internal floorspace proposed (including change of use) (square metres): 1119				
	nal floorspace following developme	nt (square metres):		
1119				
	Gross internal floorspace to be lost	Total gross new internal floorspace	Net additional gross internal	
	by change of use or demolition (square metres)	proposed (including changes of use) (square metres)	floorspace following development (square metres)	
0	0	1119	1119	

Employment
Will the proposed development require the employment of any staff?
O No
Existing Employees
Please complete the following information regarding existing employees:
Full-time
83
Part-time
0
Total full-time equivalent
83.00
Proposed Employees
If known, please complete the following information regarding proposed employees:
Full-time
Part-time
Total full-time equivalent
Hours of Opening
Are Hours of Opening relevant to this proposal?
Victorie of obering to a ring kinderen.

⊘Yes **○**No

Use Class:
B2 - General industrial
Unknown:
No Table 1 Tab
Monday to Friday:
Start Time: 06:00
End Time: 22:00
Saturday:
Start Time:
End Time:
Sunday / Bank Holiday:
Start Time:
End Time:
Industrial or Commercial Processes and Machinery
Does this proposal involve the carrying out of industrial or commercial activities and processes?
⊘ Yes
O №
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:
The manufacture and supply of sauces: bottling line, sachet machinery, storage, loading and unloading of goods. The proposed facility is to provide additional storage area and ancillary office accommodation to compensate for accommodation currently being used to create additional storage.
is the proposal for a waste management development?
OYes ⊙No
910
Renewable and Low Carbon Energy
Does your proposal involve the installation of a standalone renewable or low-carbon energy development?
O Yes
⊘ No
Hazardous Substances
Does the proposal involve the use or storage of Hazardous Substances?
O Yes
⊘ No

Neighbour and Community Consultation
Have you consulted your neighbours or the local community about the proposal?
If Yes, please provide details
Please refer to the accompanying PAC report
Site Visit
Can the site be seen from a public road, public footpath, bridleway or other public land?
If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

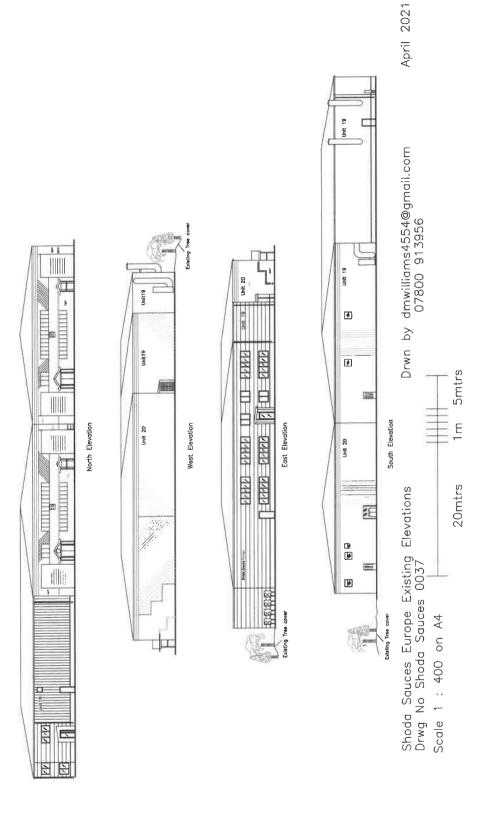
Other person
Pre-application Advice
Has pre-application advice been sought from the local planning authority about this application?
○ Yes② No
Authority Employee/Member
With respect to the Authority, is the applicant or agent one of the following:
(a) a member of staff (b) an elected member
(c) related to a member of staff (d) related to an elected member
Do any of these statements apply to you?
O Yes ⊙ No
Ownership Certificates
Town and Country Planning (Development Management Procedure) (Wales) Order 2012 Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.
Are you the sole owner of ALL the land?
Certificate of Ownership - Certificate A

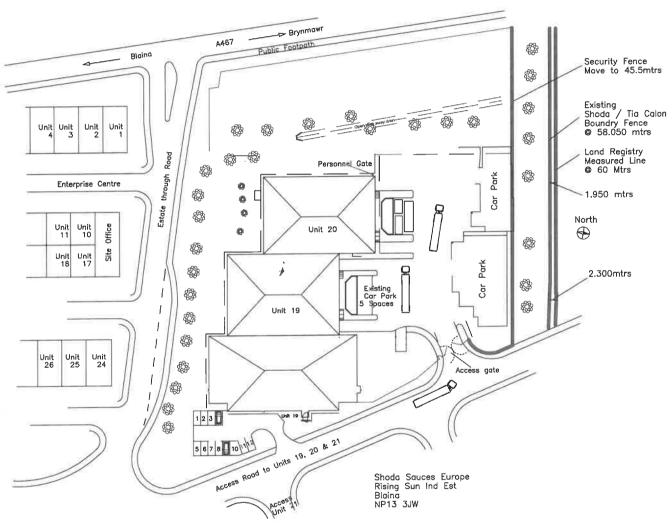
building to which the application relates.
Person Role
OThe Applicant
☑ The Agent
Title
Mr
First Name
Sam
Surname
Courtney
Declaration Date
25/05/2022
✓ Declaration made
Agricultural Holding Certificate Town and Country Planning (Development Management Procedure) (Wales) Order 2012
Agricultural land 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 Applicant② The Agent
Title
Mr
First Name
Sam
Surname
Courtney
Declaration Date
25/05/2022
☑ Declaration made
Declaration

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

persons giving them. I / We also accept that: Once submitted, this information will be transmitted 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.	
/ We agree to the outlined declaration	
ned	1
te	1
5/05/2022	

confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the

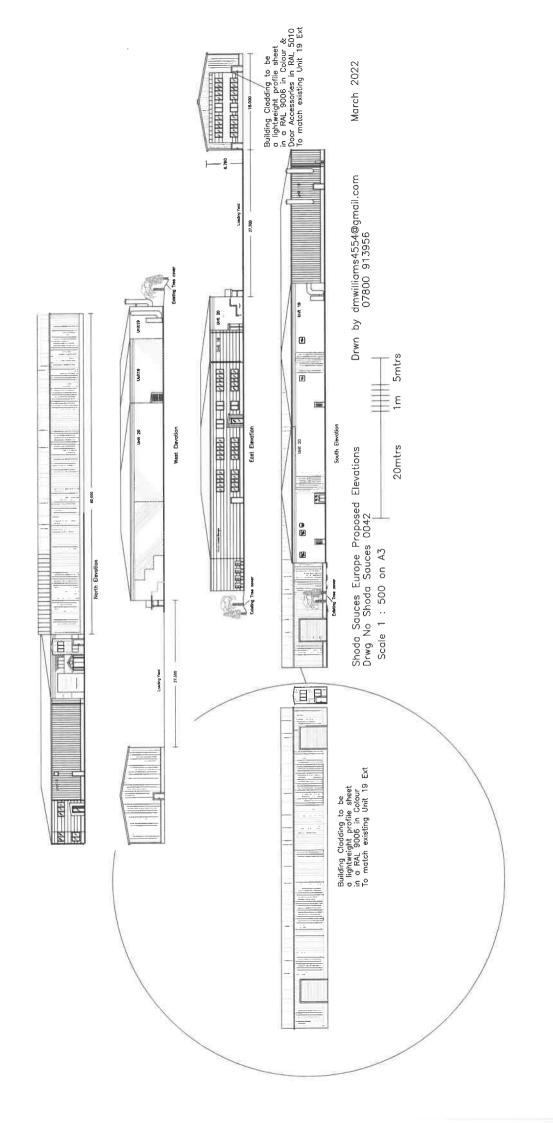


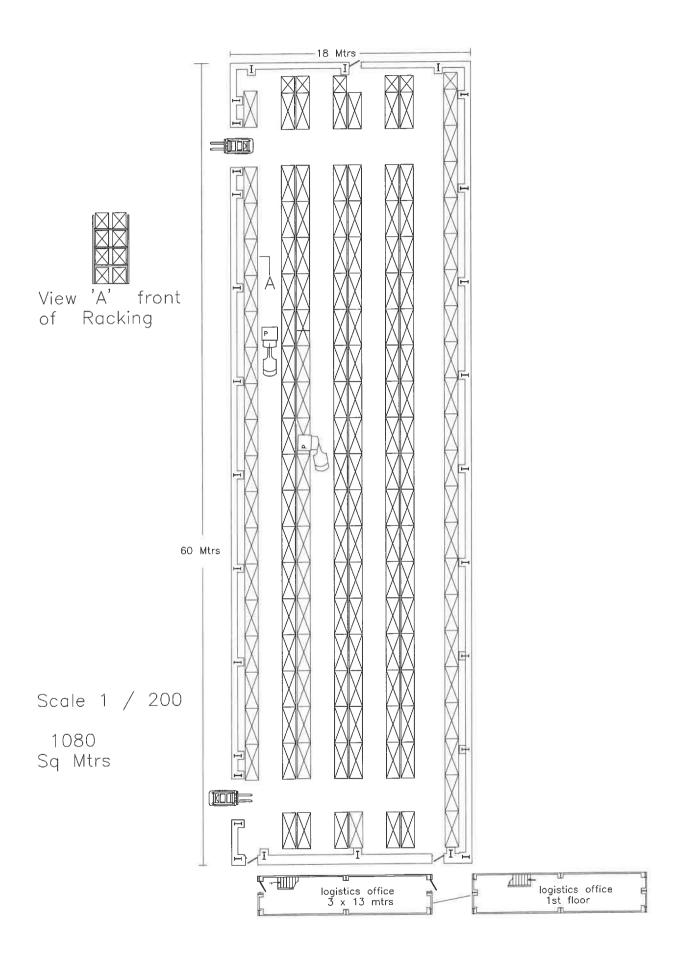


Scale : 1 : 1250 on A4 Shoda Sauces Europe Site Plan showing Boundries

Drwn by dmwilliams4554@gmail.com

March 2021







LRM Planning Limited 22 Cathedral Road Cardiff CF11 9LJ

T: 02920 349737

Date: 31 March 2022 Our Ref: SC/21.143

Planning Department
Blaenau Gwent County Borough Council
Municipal Offices
Civic Centre
Ebbw Vale
Gwent
NP23 6XB

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)

Full Planning Application for the erection of an industrial building with ancillary office accommodation, replacement car parking with new access drive and associated works (amendments to previously approved development LPA Ref C/2021/0145) adjacent Units 19 and 20 Rising Sun Industrial Estate, Blaina, Abertillery, NP13 3JW.

Planning Portal reference: PP-11161826

LRM Planning is instructed by Shoda Sauces Europe Co. Ltd in the submission of a full planning application for the proposed development outlined above adjacent Units 19 and 20 Rising Sun Industrial Estate. This application represents amendments to the previously consented development on the site, as noted in the description above, primarily formed by an additional extension to the new warehouse building, additional office accommodation and a new road/drive to the car parking area.

The application was submitted via Planning Portal today. The following drawings and documents have been submitted online setting out the detail of the proposed development.

Drawing	Prepared by (reference)
Planning application forms	LRM Planning (March 2022)
Site location plan	David Williams (March 2022)
Existing site layout	David Williams (March 2021)
Existing elevations	David Williams (March 2021)
Proposed Site Layout Plan	David Williams (March 2022)
Proposed elevations	David Williams (March 2022)
Proposed floor plans	David Williams (March 2022)
Topographic survey	The Survey House (THESU-J-0024)



Tree Survey	Treescene (March 2021)
Tree constraints plan	Treescene (March 2021)
Preliminary Ecological Assessment	Ecological Services (April 2021)
Coal Mining Risk Assessment Report	Terra Firma (Wales) (March 2022)

The planning application fee is to be paid by the applicant. The applicable fee for this application is calculated at £6,900.00.

Set out below is a brief appraisal of the site, description of the proposal and summary of pertinent LDP policies which is provided below in support of this application.

The site

The subject site measures 0.31ha and comprises an area of land adjacent to Units 19 and 20 of the Rising Sun Industrial Estate. The Industrial Estate is located in Blaenau Gwent, north of Blaina and south of Nantyglo. The A467 runs parallel to the west of the site which connects Newport to the Heads of the Valleys (A465).

The subject site comprises an area of hardstanding to the north presently used for car parking, manouvering and storage. An area of trees and vegetation is located to the west. South of the subject site lies three industrial buildings, also in use by the applicant. Extending south beyond this, the site is bounded by fencing and a mature treeline. Likewise, to the west and north the subject site is bounded by trees and vegetation. To the east, an access point connects the subject site with an unnamed road which passes through the Industrial Estate.

The proposal

The proposal is for an additional storage building, office accommodation and replacement parking with segregated access drive and ancillary works required for the existing business, Shoda Sauces Europe, which manufactures and supplies sauces and Asian ingredients to food service and food manufacturing companies throughout the United Kingdom, Europe and International destinations. Due to various recent factors the company needs to expand its storage provision on site and therefore the proposal includes a new detached storage unit (60m by 18m) to be situated over an existing area of hardstanding and replacement car parking to be located on the western part of the site. An additional two storey office suit is to be provided along with an additional access drive to the proposed car parking area.

The proposed layout and elevations which accompany this submission demonstrate that the scheme is appropriate in design terms and will blend into the surrounding environment, being of a similar scale and design to the existing premises. The new building is proposed to be sited in the northern part of the site comprises a large detached warehouse storage building with a detached two storey office suite. To accommodate this, the parking will be relocated to the west of the subject, with segregated access drive running along the side/northern elevation of the proposed warehouse building.

In addition to this statement and the supporting plans, this revised application is supported by a CMRA, Tree Survey/Constraints Plan and Ecological assessment which confirms that the

scheme is appropriate in all other respects addressing issues raised on the previous application (LPA Ref: C/2020/0294). The application is also supported by an Intrusive Coal Mining Risk Assessment Report, whilst a soft landscaping scheme and an ecological statement which confirms ecological enhancements to be delivered by the scheme< will follow in due course.

As mentioned above, much of the proposal was considered and approved under planning permission LPA Ref C/2021/0145. The main aspects now proposed relate to the larger/extended warehouse, the additional office accommodation and the separate access drive which allows the existing access area to be left exclusively for large HGV's (forming a turning/loading area).

Planning policy context

The table below summarises the policy context and all LDP policies identified as pertinent to the subject site.

Policy	Relating to
SP1	Northern Strategy Area – Sustainable Growth and Regeneration
SP6	Ensuring Accessibility
SP7	Climate Change
SP8	Sustainable Economic Growth
DM1	New Development
DM2	Design and Placemaking
DM3	Infrastructure Provision
DM10	Use Class Restrictions - Employment
DM13	Protection of Open Space
DM14	Biodiversity Protection and Enhancement
DM16	Trees, Woodland and Hedgerow Protection
SB1	Settlement Boundaries
T1	Cycle Routes
T4	Improvements to Bus Services
EMP2	Employment Area Protection

Appraisal

The following subheadings highlight the key considerations for the subject site in relation to the proposal:



Land use policy

The subject site is identified within the LDP as a site of Employment Area Protection. More specifically, the Rising Sun Industrial Estate is a recognised Primary Site and is thus considered appropriate for use classes B1, B2, B8 and appropriate Sui Generis.

Design and visual impact

The siting of the new building ensures best use of land and enables flow of access between the proposed structure and existing buildings within the immediate context. Given the nature of the site, the ability to easily move goods between the buildings is an important design consideration. The proposed location of the new building in this area ensures the containment of industrial buildings and prevents the spatial expansion of the Industrial Estate. In this respect, the relocation of the parking area to the west of the subject site ensures minimal impact on existing uses, ensuring best use of space.

The majority of the scheme was previously favourably appraised under the recent permission on the site. It is considered that the extended warehouse building, new office suite and segregated access drive will not give rise to additional design or amenity concerns not previously considered but will bend into the street scape, soften through the further mitigation landscaping proposed.

Parking and operational requirements

The proposed site layout illustrates a proposed replacement car parking area comprising of 40 spaces to the west of the site providing scope for future expansion should there be an identified need (subject to further approval). This already exceeds the current parking provision which is confined to the north east of the subject site. The new drive will just be for more domestic vehicles (staff and visitors) representing a safety benefit in operational terms.

The proposal additionally factors in the operational requirements of the existing buildings, assessing and taking into consideration the positions for engineering stores, compactors, refuse skips and parked trailers.

Landscaping, biodiversity and ecology

The northern part of the site comprises an area of hardstanding and thus ecological and biodiversity value here is anticipated as being very limited. The accompanying ecological appraisal confirms that whilst the proposals could result in some loss of habitat, primarily on the land to the west of the site where the new car parking area is proposed, mitigation through the provision of compensatory tree and hedge planting and pole/tree mounted bat and bird boxes, along with the adoption of sensitive site clearance techniques, will ensure that the scheme will result in a net biodiversity gain. The precise details of proposed planting, which align with the consultant ecologists recommendations, are shown on the accompanying soft landscaping scheme, which will follow in due course.

Conclusion

Planning permission has recently been granted on the site form the majority of the aspects now proposed with the additional items represented by the new access drive/road linking into the previously approved car parking area, the extension to the previously approved warehouse building and additional office accommodation. The above appraisal demonstrates that the revised scheme is still appropriate in land use policy terms and accords with Development Plan policy requirements.

I trust the documentation submitted online enables you to register the application and I look forward to receiving confirmation of the validation of the application including the name of the case officer, reference number and target determination date.

In the meantime, should you require any further information or clarification, please do not hesitate to contact me.

Yours sincerely,

Sam Courtney BA (Hons) MA (Uc) MRTPI

Director, LRM Planning

Enc.





RISING SUN INDUSTRIAL ESTATE, BLAINA, ABERTILLERY, NP13 3JW

DESIGN AND ACCESS STATEMENT

Prepared by LRM Planning Limited on behalf of Shoda Sauces Europe Co. Ltd

May 2022



Report Control

Project: Rising Sun Industrial Estate

Client: Shoda Sauces Europe Co Ltd

Job Number: 21.143

File Origin: 21.143 Rising Sun Industrial Estate, Blaenau Gwent\9 Applications\New Planning Application

Document checking

Primary author: Abi Hawke Initialled: AH

Review by: Sam Courtney Initialled: SC

Issue Date Status Checked for issue





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1 Introduction

- 1.1 This Design and Access Statement accompanies a full planning application submitted on behalf of Shoda Sauces Europe Co Ltd for the erection of an industrial building with ancillary office accommodation, replacement car parking with new access drive and associated works, adjacent to Units 19 and 20 of the Rising Sun Industrial Estate.
- 1.2 The application represents amendments to the previously consented development on the site, as noted in the description above, primarily formed by an additional extension to the new warehouse building, additional office accommodations and a new road/drive to the car parking area.
- 1.3 The Design and Access Statement and accompanying technical reports justify how the proposed scheme demonstrates the site's suitability to accommodate the proposed development. The full suite of documents and drawings submitted comprises:

Document / drawing (ref where applicable)	Prepared by
Planning application forms	LRM Planning (March 2022)
Site location plan	David Williams (March 2022)
Existing site layout	David Williams (March 2021)
Existing elevations	David Williams (April 2021)
Proposed Site Layout Plan	David Williams (March 2022)
Proposed elevations	David Williams (March 2022)
Proposed floor plans	David Williams
Proposed floor plans (2)	David Williams
Topographic survey	The Survey House (THESU-J-0024)
Tree Survey	Treescene (March 2021)
Tree constraints plan	Treescene
Preliminary Ecological Assessment	Ecological Services (April 2021)n
Technical Note -Ecology	BeEcological (6.04.22)
Soft Landscaping Scheme	TDA (TDA.2598.01(A))
Coal Mining Risk Assessment Report	Terra Firma (Wales) (March 2022)

Purpose

1.4 TAN 12 defines a Design and Access Statement as "a communication tool which outlines how the design of the proposal has been considered from the outset of the development process and how the objectives of good design have been used to inform this".



1.5 The purpose of this document is to analyse the context of the site in respect of planning policy and the local character of the area, whilst having regard to each of Welsh Government's five objectives of good design.

Aim

- 1.6 The aim of this document is to:
 - provide an overview of the site context, which has aided in shaping the proposals;
 - explain the design principles and concepts that have been applied to the development;
 - demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
 - explain the policy or approach adopted for access and how policies relating to access in the development have been considered; and
 - explain how specific issues which might affect access to the development have been addressed.



2 Site description and context

- 2.1 The subject site measures 0.31ha and comprises an area of land adjacent to Units 19 and 20 of the Rising Sun Industrial Estate. The Industrial Estate is located in Blaenau Gwent, north of Blaina and south of Nantyglo. The A467 runs parallel to the west of the site which connects Newport to the Heads of the Valleys (A465).
- 2.2 The subject site comprises an area of hardstanding to the north presently used for car parking, manoeuvring and storage. An area of trees and vegetation is located to the west. South of the subject site lies three industrial buildings, also in use by the applicant. Extending south beyond this, the site is bounded by fencing and a mature treeline. Likewise, to the west and north the subject site is bounded by trees and vegetation. To the east, an access point connects the subject site with an unnamed road which passes through the Industrial Estate.

Context

- 2.3 The site is located within the Northern Strategy Area of Blaenau Gwent and within the defined Settlement Boundary. Blaina Local Town Centre lies approximately 720m south of the site.
- 2.4 More specifically, the site is located within the Rising Sun Industrial Estate, which forms a part of the Employment Protection Area. Surrounding environs of the site are therefore primarily industrial, with adjacent units made up of metal cladding and buff brick.
- 2.5 There are a number of strategic accessibility enhancements identified in close proximity to the site, including a Cycle Route to the south west and Improvement to Bus Routes to the south east. These routes are approximately 215m and 170m from the site, respectively. High Street provides a number of bus stops, serving bus routes X1 and X15. The nearest railway station is located at Ebbw Vale, approximately 9km from the site.
- 2.6 Just west of the site lies the Eastern Ridge and Mynydd James Special Landscape Areas (SLA). This is approximately 25m from the site, albeit is separated by the A467. A number of Sites of Importance for Nature Conservation (SINCs) are also located within the SLA, the nearest of which, Troestre Pond, is approximately 230m west of the site.

Heritage

2.7 There are no designated assets of heritage value within the site, including Listed Buildings and Scheduled Monuments. The nearest asset in proximity to the site is a Grade II Listed Building, the Berea United Reformed Chapel, approximately 320m from the site as the crow flies.

Flooding

2.8 The Welsh Government Development Advice Maps show the site to be within Flood Zone A, which demarks areas at little or no risk of flooding.



3 Planning policy framework

3.1 The planning policy context for the determination of this application is provided by national and local planning policy guidance. National guidance is set out within Planning Policy Wales and its accompanying Technical Advice Notes. Local policy comprises the Blaenau Gwent County Borough Council Local Development Plan up to 2021 (Adopted November 2012), and its supporting Supplementary Planning Guidance (SPG) documents.

Planning Policy Wales

- 3.2 Planning Policy Wales (PPW) is the principal national planning policy document which sets out the land use policies of the Welsh Government, against which development proposals should be assessed. The latest version is the eleventh edition, published in February 2021.
- 3.3 The main thrust of PPW is to ensure that the planning system contributes towards sustainable development and improves the social, economic, environmental and cultural well-being of Wales. Placemaking lies at the heart of PPW, with policy and development management decisions seeking to deliver development that adheres to these principles.
- 3.4 PPW promotes action at all levels of the planning process which is conducive to maximising its contribution to the well-being of Wales and its communities. In this regard it seeks to achieve Welsh Government's well-being goals. All statutory bodies in Wales carrying out a planning function must exercise those functions within the principles of sustainable development, as defined in the Well-being of Future Generations Act. Accordingly, paragraph 1.18 of PPW confirms that there is a presumption in favour of sustainable development.
- 3.5 Figure 4 of PPW covers the Key Planning Principles of Welsh Government in seeking to achieve "the right development in the right place". Development proposals must seek to deliver development that addresses these outcomes, albeit paragraph 2.20 recognises that not all of these outcomes can necessarily be achieved under every development proposal.

Strategic and Spatial Choices

- 3.6 PPW guides that the first stage of the assessment of proposals is in respect of Strategic and Spatial Choices. PPW highlights the importance of good design in "creating sustainable places where people want to live, work and socialise". In order to achieve good design development, proposals need to meet the five overarching aims of design which comprise the following: access, character, community safety, environmental sustainability and movement.
- 3.7 Priorities of the planning system in this context include minimising the need to travel, reducing reliance on the private car and increasing walking, cycling and use of public transport. PPW states that major generators of travel demand, such as housing, employment, retailing, leisure and recreation, and community facilities should be located within existing urban areas or areas which are, or can be, easily reached by walking or cycling, and are well served by public transport.
- 3.8 It further indicates that previously developed land should, wherever possible, be used in preference to greenfield sites where it is suitable for development. In settlements, such land



should generally be considered suitable for appropriate development where its re-use will promote sustainability principles and any constraints can be overcome.

Active and Social Places

- 3.9 A key theme of PPW is creating places that are active and social, this includes sustainable transport provision for housing and mixed-use development. The opening paragraph to this chapter includes the following aspiration of PPW:
 - "New development should prevent problems from occurring or getting worse such as the shortage of affordable homes, the reliance on the private car and the generation of carbon emissions."
- 3.10 Building on this, the chapter aims to ensure that policies will "enable sustainable access to .. employment" and identifies that the planning system plays a key role in reducing the need to travel, by facilitating developments which are "sited in the right locations" and designed "in a way which integrates them with existing land uses".

Productive and Enterprising Places

- 3.11 This chapter guides that productive and enterprising places promote economic, social, environmental and cultural well-being by providing well-connected employment and sustainable economic development.
- 3.12 PPW guides that development proposals should "adapt to future employment needs and practices" and "should be integrated to ensure that common issues are considered and accommodated early on". These requirements seek to respond to future trends and issues, including "ensuring that there is sufficient employment land to meet the needs and requirements of a range of future employment scenarios".
- 3.13 PPW highlight the importance of economic development, defining economic development "as the development of land and buildings for activities that generate sustainable long term prosperity, jobs and incomes". Paragraph 5.4.2 identifies that economic land uses include traditional employment land uses such as offices, research and development, industry and warehousing.

Distinctive and Natural Places

- 3.14 This chapter of PPW covers a range of topics, including cultural heritage matters, natural assets and environmental quality. The opening statement of the chapter states that:
 - "Development proposals should be formulated to look to the long-term protection and enhancement of the special characteristics and intrinsic qualities of places...Problems should be prevented from occurring or getting worse. Biodiversity loss should be reversed, pollution reduced, environmental risks addressed and overall resilience of ecosystems improved."
- 3.15 Paragraph 6.1.9 states that "Any decision made through the planning system must fully consider the impact on the historic environment and on the significance and heritage values of individual historic assets and their contribution to the character of place."

8



3.16 Paragraph 6.3.12 identifies that landscape features may include Special Landscape Areas.

Technical Advice Notes

- 3.17 The following Technical Advice Notes (TANs) are considered to be of relevance in the consideration of these proposals.
 - TAN 12 Design (2016)
 - TAN 18 Transport (2007)
 - TAN 23 Economic Development (2014)
- 3.18 TAN 12 relates to Design and was updated in March 2016. It provides advice and information on a number of related areas including the definition of design for planning purposes; design considerations in planning decisions; and local planning authority design policy and advice.
- 3.19 TAN 18, published in March 2007, considers Transport matters and advocates locating development where there is good access by public transport, walking and cycling; generally advocating development at sustainable sites.
- 3.20 TAN 23, published in February 2014, relates to Economic Development and advises that to operate effectively, industrial and related uses usually need dedicated industrial areas. The importance of such areas is highlighted in paragraph 4.6.7 which states that authorities should aim to ensure that the integrity of employment sites is not compromised.

Well-being of Future Generations Act

3.21 The Well-being of Future Generations Act imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principles, and to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. Its content is sought to be delivered through the planning system via the intertwining of the Act through the new PPW.

Local Development Plan

- 3.22 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning application decisions should be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 3.23 The statutory development plan for this site is the Blaenau Gwent County Borough Council Local Development Plan (LDP) up to 2021 (Adopted November 2012). The LDP provides a clear vision for how new development can address the challenges faced by the County, and aims to provide developers with certainty about the planning framework. In summary, the LDP seeks to shape the future of Blaenau Gwent as a place to live, work and visit.
- 3.24 The LDP emphasises a focus on regenerating the area through creating a network of sustainable hubs around the principal hub of Ebbw Vale, but also recognises that there is an emphasis on growth in the north and Ebbw Vale in particular.
- 3.25 Policies of the LDP are split into three different categories: strategic, development management



- and allocations and designations. Strategic policies are identified as 'SP' and Development Management policies are identified as 'DM'. Allocation and Designation policies may begin with other letters.
- 3.26 The site is located within an identified settlement boundary, as per Policy SB1. The site is also within the Northern Strategy Area, as defined by Policy SP1, whereby proposals "will be required to deliver sustainable growth and regeneration that benefits the whole of Blaenau Gwent". This will be achieved by:
 - a. Supporting the creation of a network of sustainable hubs around the principal hub of Ebbw Vale.
 - b. Promoting Ebbw Vale as the principal hub for Blaenau Gwent, where the majority of social and economic growth will be accommodated including major retail expansion, administrative and cultural developments.
 - c. Delivering strategic sustainable regeneration flagship schemes at 'The Works' and 'Ebbw Vale Northern Corridor'.
- 3.27 The site is also located within the Rising Sun Industrial Estate, defined as an Employment Protection Area as per Policy EMP2. Such areas are protected for employment use, in line with their status in the employment hierarchy of Policy DM10. More specifically, the site is identified as a Primary Site, and therefore Policy DM10 dictates that development will only be permitted if it is within use classes B1, B2, B8 or an appropriate Sui Generis use, or provides an ancillary facility or service to the existing employment use.
- 3.28 In terms of delivering opportunities for sustainable economic growth, Policy SP8 requires that in order to increase economic activity, diversify the economiy and ensure that residents of Blaenau Gwent maximise their economic potential "50ha of land for employment and business purposes will be allocated to meet the economic development and employment needs" and "the employment roles of major industrial areas will be identified to assist in the diversification of employment and to support the sustainable development of manufacturing".
- 3.29 Policy DM1 relates to New Development and focuses on three topics: sustainable design, amenity and accessibility. The first part seeks to ensure that all development is sustainable. The second part intends to control two issues, potential adverse impacts which could arise from development and the adverse effects which could occur as a result of development in an inappropriate location. This requires that *inter alia, "development would be compatible with other uses in the locality"* and "there would be no unacceptable impact upon the amenity of neighbouring occupiers". The third part of the policy seeks to ensure that all development is accessible, and requires that *inter alia, "parking, appropriate serving and operational space has been provided"*.
- 3.30 Policy ENV2 relates to Special Landscape Areas and seeks to protect them from development, although only requires development within the defined SLAs to conform to the highest standards of design, siting, layout and materials.
- 3.31 The following policies are also considered relevant in the consideration of the proposals.



Policy	Relating to
Strategic P	Policies
SP6	Ensuring Accessibility
SP7	Climate Change
SP13	Delivering Sustainable Waste Management
Developm	ent Management Policies
DM2	Design and Placemaking
DM3	Infrastructure Provision
DM14	Biodiversity Protection and Enhancement
DM16	Trees, Woodland and Hedgerow Protection
DM20	Waste
Allocation	s and Designations
T1	Cycle Routes
T4	Improvements to Bus Services
ENV3	Sites of Importance for Nature Conservation

Supplementary Planning Guidance (SPG)

- 3.32 In addition to the above policies, the following SPGs are also considered to be relevant to this application:
 - Access, Car Parking and Design (March 2014);
 - Planning Obligations (Interim September 2011).



4 The proposal

Overview

- 4.1 The proposal is for an additional storage building, office accommodation and replacement parking with segregated access drive and ancillary works required for the existing business, Shoda Sauces Europe, which manufactures and supplies sauces and Asian ingredients to food service and food manufacturing companies throughout the United Kingdom and Europe, as well as International destinations. Due to various recent factors the company needs to expand its storage provision on site and therefore the proposal includes a new detached storage unit (60m by 18m) to be situated over an existing area of hardstanding and replacement car parking to be located on the western part of the site. An additional two storey office suite is to be provided along with an additional access drive to the proposed car parking area.
- 4.2 The proposed layout and elevations which accompany this submission demonstrate that the scheme is appropriate in design terms and will blend into the surrounding environment, being of a similar scale and design to the existing premises. The new building proposed to be sited in the northern part of the site comprises a large, detached warehouse storage building with a detached two storey office suite. To accommodate this, the parking will be relocated to the west of the site, with segregated access drive running along the side/northern elevation of the proposed warehouse building.
- 4.3 In addition to this statement and the supporting plans, this revised application is supported by a Coal Mining Risk Assessment Report, Tree Survey/Constraints Plan and Ecological assessment which confirms that the scheme is appropriate in all other respects addressing issues raised on the previous application (LPA Ref: C/2020/0294). The application is also supported by soft landscaping scheme and an ecological statement which confirms ecological enhancements to be delivered by the scheme will follow in due course.
- 4.4 As mentioned above, much of the proposal was considered and approved under planning permission LPA Ref C/2021/0145. The main aspects now proposed relate to the larger/extended warehouse, the additional office accommodation and the separate access drive which allows the existing access area to be left exclusively for large HGVs (forming a turning/loading area).

Response to planning policy

Land use policy

4.5 The subject site is identified within the LDP as a site of Employment Area Protection. More specifically, the Rising Sun Industrial Estate is a recognised Primary Site and is thus considered appropriate for use classes B1, B2, B8 and appropriate Sui Generis.

Design and visual impact

4.6 The siting of the new building ensures best use of land and enables flow of access between the proposed structure and existing buildings within the immediate context. Given the nature of the site, the ability to easily move goods between the buildings is an important design



consideration. The proposed location of the new building in this area ensures the containment of industrial buildings and prevents the spatial expansion of the Industrial Estate. In this respect, the relocation of the parking area to the west of the subject site ensures minimal impact on existing uses, ensuring best use of space.

4.7 The majority of the scheme was previously favourably appraised under the recent permission on the site. It is considered that the extended warehouse building, new office suite and segregated access drive will not give rise to additional design or amenity concerns not previously considered but will bend into the street scape, soften through the further mitigation landscaping proposed.

Parking and operational requirements

- 4.8 The proposed site layout illustrates a proposed replacement car parking area comprising of 40 spaces to the west of the site providing scope for future expansion should there be an identified need (subject to further approval). This already exceeds the current parking provision which is confined to the north east of the subject site. The new drive will just be for more domestic vehicles (staff and visitors) representing a safety benefit in operational terms.
- 4.9 The proposal additionally factors in the operational requirements of the existing buildings, assessing and taking into consideration the positions for engineering stores, compactors, refuse skips and parked trailers.

Landscaping, biodiversity and ecology

4.10 The northern part of the site comprises an area of hardstanding and thus ecological and biodiversity value here is anticipated as being very limited. The accompanying ecological appraisal confirms that whilst the proposals could result in some loss of habitat, primarily on the land to the west of the site where the new car parking area is proposed, mitigation through the provision of compensatory tree and hedge planting and pole/tree mounted bat and bird boxes, along with the adoption of sensitive site clearance techniques, will ensure that the scheme will result in a net biodiversity gain. The precise details of proposed planting, which align with the consultant ecologists recommendations, are shown on the accompanying soft landscaping scheme.



5 Conclusion

- Planning permission has recently been granted on the site for the majority of the aspects now proposed with the additional items represented by the new access drive/road linking into the previously approved car parking area, the extension to the previously approved warehouse building and additional office accommodation.
- 5.2 The above appraisal demonstrates that the revised scheme is still appropriate in land use policy terms and accords with policy requirements at a national and local level.

LRM Planning May 2022

Tracy

From:

BGCBC - Planning < Planning.bgcbc@blaenau-gwent.gov.uk>

Sent: 27 June 2022 15:56

To:

Clerk

Subject: Attachments: Planning Application- C/2022/0176 - Land adj to Sirhowy Villas, High Street, Blaina FEE - BACS Payment £960 - 4 5 22.txt; Proposed plans.pdf; Site location plan V2.pdf;

Application Form (Redacted).pdf; CMRA - Ex Medical Centre, Blaina.pdf; Existing

plan.pdf

NANTYGLO & BLAINA

2 8 JUN 2022

TOWN COUNCIL



Date:27 June 2022

Planning Ref: C/2022/0176

FAO: Town Council

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION FOR PLANNING PERMISSION

PROPOSED DEVELOPMENT AT: Mr Craig Bennett, Land Adj To Sirhwoy Villas, High Street, Blaina, Abertillery, NP13 3AN

I enclose herewith an application form and location plan in respect of a planning application for development at the above site.

Please forward your observations upon the intended development within 21 days of the date of this letter. If no communication is received within this time the application will be determined on the assumption that you have no comments to make.

Yours faithfully Sophie Godfrey

OBSERVATIONS

Application for Outline Planning Permission with all matters reserved. Town and Country Planning Act 1990

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rivacy Notice

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

ease be aware that once you have downloaded this form, Planning Portal and Welsh Government will have no access to the form of the ata 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 Loc anning Authority in agreement with the declaration section.

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

ocal Planning Authority details:

Blaenau Gwent CBC Planning Control / Rhoeli Cynllunio CBS Blaenau Gwent

Floor 1a, Municipal Offices, Civic Centre, Ebbw Vale. NP23 6XB Tel: 01495 355555 Fax: 01495 355598 Email: planning@blaenau-gwent.gov.uk Llawr 1a, Swyddleydd Bwrdeisiol, Canolfan Ddinesig Glyn Ebwy. NP23 6XB Ffôn: 01495 355555 Ffacs: 01495 355598 Emall: planning@blaenau-gwent.gov.uk



www.blaenau-gwent.gov.uk

ublication on Local Planning Authority websites

iformation provided on this form and in supporting documents may be published on the authority's planning register and rebsite.

lease ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require ny further clarification, please contact the Local Planning Authority directly.

printed, please complete using block capitals and black ink.

is important that you read the accompanying guidance notes and help text as incorrect completion will delay the processing of your polication.

1. Applica	ant Name and Address	2. Agent Name and Address
Title:	MR First name: CRAIGE	Title: First name: ADRIAN
Last name:	BENNETT	Last name: DREW
Company (optional):		Company (optional):
Unit:	House House suffix:	Unit: House rumber; 14 House suffix:
House name:	アソーレインアイ	House name:
Address 1:	/	Address 1: THORNHILL CLOSE
Address 2:		Address 2:
Address 3:		Address 3:
Town:	NANTYGLO	Town: BRYNMAWR
County:	BLAENACI GWENT	County: BLAENAU GWENT
Country:		Country:
Postcode:	NP23 4 LG	Postcode: NP23 45A

Guttine planning permission for 5 dwellings

las bullding	or works already been carried out?		Yes	☑ No	
Yes, please or works we	state the date when building re started (DD/MM/YYYY):			(date must be pre-application subm	ission)
	ave the works been completed?		Yes	No	2
	state when the works were DD/MM/YYYY):			(date must be pre-application submi	ission)
1. Site De				application Advice	local
Please provi	de the full postal address of the application :			pplication advice been sought from the about this application?	Yes No
Unit:	House House number: suffix:		If Yes, ple	ease complete the following information	about the advice
House name:	LAND ADT TO SIRHOWEY	VILLAS	you were	given. (This will help the authority to de on more efficiently).	eal with this
Address 1:	HIGH STREET		Please tic	ck if the full contact details are not and then complete as much as possible:	
Address 2:			Officer		
Town:	BLACNA				
County:	BLAENAU GWENT		Referen	ce:	15
Postcode (optional):	NPI3 4AN			Date (DD/MM/YYYY):	
If you cann	ot provide a postcode, the description of site mpleted. Please provide the most accurate s	e location	(must be		
description	ripleted, riease provide the first declarate in you can, to help locate the site - for example of the Post Office".	e "field to	Details	of pre-application advice received?	
Easting:	Northing:				
Descriptio	n:		.[1]		
			1111		

nd additional docur iodiversity or geolo- laying referred to th	nentation"). The notes gical conservation feature guidance notes, is the application site, or on larity species:	provide further ini ires may be preser ire a reasonable lil and adjacent to or b) Designated si	formation of or nea celihood onear the tes, impo	on when there is a in the sand whether they of the following being application site? The pritant habitats or	/ are likely to be an	ly or conserve	r proposais. ed and
other biodiversity Yes, on the development site Yes, on the				opment site	•	e developmei	nt site
Yes, on land ac	ljacent to or near the Plopment	Yes, on la	ınd adja I develo	cent to or near the pment	☐ proposed	nd adjacent to development	or near the
No upporting Informa	ntion Requirements	Mo No			✓ No		
ne application, suffi- ailure to submit all information required	nt proposal is likely to a cient information and a nformation required wi I by the Local Planning : Authority will be able to	ssessments to allo Il result in your ap Authority has bee	w the lo plication n submit	cal planning authority n being deemed inval ited.	y to determine the id. It will not be co	brohosai.	
			Them of	8. Authority Em		20F	
lave you consulted	about the proposal?		ÎΝο	With respect to the a) a member of staff b) an elected memb c) related to a memb d) related to an elected fees, please provice	Authority, I am: er per of staff Led member	Do any of the statements	apply to you?
9. Assessment	of Flood Risk						
s the site within an	area at risk of flooding? e Maps website - http:// roposing a new buildin	/data.wales.gov.ul	<td>oodmapping/)</td> <td></td> <td>es No</td> <td></td>	oodmapping/)		es No	
Floodplain Area	Residential (Number o	ſ units)	Non-re:	sidential (Area of land	- hectares)		
Floodplain C1							
Floodplain C2							
consequences asses ang=en) s your proposal wit	elopment is within an a sment. (Refer to Section hin 20 metres of a wate crease the flood risk els	n 6 and 7 and Apportse (e.g. river,	endix i d	of TAN 15 - http://waie	s.gov.uk/topics/pic	oriate to subm anning/policy.	it a flood /tans/tan15/?
How will surface wa		Soakaway	~	Main sewer	Existing water	course [Pond/lake

o assist in answering the following questions refer to the guidance notes on the Planning Portal website (see "Local level requirements

o. Existing ose	11. Nellewable and Low Carbon Lifergy
Please describe the current use of the site:	Does your proposal involve the installation of a stand-alone
VACANT SITE	renewable or low-carbon energy development? Tyes No
\$0	If you have answered Yes to the question above please state the proposed energy output capacity in MegaWatts (MW):
s the site currently vacant? Yes No	Renewable Energy Type Energy Capacity (MW)
If Yes, please describe the last use of the site:	Anaerobic digestion
MEDICAL DAY CENTRE	Biofuels
	Biomass
When did this use end (if known)? (DD/MM/YYYY)	Combined heat and power (CHP)
(date where known may be approximate) JAN 2020	Combined hear and power (Crir)
Does the proposal involve any of the following:	District heating
and which is known or suspected to be ontaminated for all or part of the site	Fuel cells
A proposed use that would be particularly rulnerable to the presence of contamination? Yes No	Geothermal
f you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.	Ground/water/air heat pumps
Does your proposal involve the construction of a	Hydropower
new building? Yes No	Solar
If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land:	Waste heat energy
Previously Greenfield	Wind
Developed Land Land	Other low carbon or renewable energy (please specify below)
Area of land (ha) proposed for hew development	
12. Site Area	
Please state the site area in hectares (ha) 1-6 HA	If Yes, please complete the following information regarding public open space:
Does your proposal involve the construction of a new building which would result in the	Open Space Lost Open space gained
oss or gain of public open space? Yes No	Area of Land (ha)
13. Residential Units (Including Conversion) Does your proposal include the gain, loss or change of use of residential units.	dential units? Yes No
If Yes, please specify the existing and proposed number of marke	et and affordable dwellings on the attached plans

AFFORDABLE DWELLINGS 5 NO

-				n or change of us stion above pleas							lo Unknown
	e class/type o		Not applicable	Existing gross internal floorspace (square metres)	Gross in to be I use	nternal floo lost by char or demolit quare metre	rspace ige of ion	Ę	Total gross inter floorspace propo (including chang use)(square met	sed 3	Net additional gross internal floorspace following development (square metres)
A1	Sho	ps									
	Net trada	ble area:									
A2	Financi profession	al and al services									
Λ3	Restaurants	and cafes									
B1 (a)	Offi	ces									
B1 (b)	Resear develo									[
B1 (c)	Light in	dustrial									
B2	Generali	ndustrial									
B8	Storage or o	distribution									
C1	Hotels an	d halls of ence									
C2		institutions								[
D1		idential utions								[
D2	Assembly	and leisure								[
OTHER][
Please specify]	
		otal									
In ac	ldition, for ho						Tota		ate the loss or gai		
Use class	Type of use	Not applicable	char	ting rooms to be nge of use or dem	ost by	Unknown	(includ	ding	changes of use)		own Net additional rooms
C1	Hotels										
C2	Residential Institutions										
OTHER								_			1
Please specify											
 15. Em	ployment										
			forma	ation regarding e	mployee			_	Taka	LC.II st.	
				Full-time	1	Part-time		+	Total full-time equivalent		
Existing employees Proposed employees			NIL	_	NIL		+	1072			
	չերգուց <u>գա</u> լիլ	oyees						_			
16. Ho	ours of Open, please stat	ening e the hours	of op	ening (e.g. 15:30)	for each	non-reside	ntial us	e pr	oposed:		
	Use		Monda	ay to Friday		Saturday			Sunday and Bank Holidays		Not known
,	NA										

17. 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:

STANDAR HOUSE DESIGN

Is the proposal a waste management develor If the answer is Yes, please complete the follo			No U	nknown	- HAVE	
	Not applicable	The total capacity metres, includ surcharge and mal cover or restoratio if solid waste or i	of the void in cubic ing engineering king no allowance for n material (or tonnes itres if liquid waste)	Unknown	Maximum annual operational through put in tonnes (or litres if liquid waste)	Unknown
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		(4)				
Anaerobic digestion						
Any combined mechanical, biological and/ or thermal treatment (MBT)						
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 operat	tiona	l throughput of the	following waste stre	ams:		
Municipal						
Construction, demolition and	exca	vation				
Commercial and indust	trial					
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.

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

certify/The applicant certifies that cowner (owner is a person with a freehowhich the application relates.	on the day 21 days before the date of this application nobody exold interest or leasehold interest with at least 7 years left to run) of a	cept myself/ the applicant was the ny part of the land or building to
Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
		21-4-2022
certify/ The applicant certifies that	Certificate of Ownership – Certificate B untry Planning (Development Management Procedure) (Wal I have/the applicant has given the requisite notice to everyone cation, was the owner (owner is a person with a freehold interest obtaining to which this application relates.	else (as listed below) who, on the day
Name of Owner	Address	Date Notice Served
Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
been unable to do so. The steps taken were:		
Name of Owner	Address /	Date Notice Served
• 4		
Notice of the application has been (circulating in the area where the la		ing date (which must not be earlier before the date of the application):
	Or signed - Agents	Date (DD/MM/YYYY)
Signed - Applicant:	Or signed - Agent:	

certify/ The applicant certifies that: Certificate A cannot be issued for the All reasonable steps have been taken after a fet in application, was the control of the contr	cen to find out the names and addresses of	everyone else who, on the day 21 days before the
Notice of the application has been publish circulating in the area where the land is si	ned in the following newspaper ituated).	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):
19. Agricultural Holdings Town and Country Agricult	Agricultural Holding Certificate Planning (Development Management Poural Land Declaration - You Must Complete	ocedure) (Wales) Order 2012
A) None of the land to which the applicat Signed - Applicant:	tion relates is, or is part of, an agricultural h	Date (DD/MM/YYYY)
(B) I have/ The applicant has given the re- before the date of this application, was a as listed below:	quisite notice to every person other than m tenant of an agricultural holding on all or p	yself/ the applicant who, on the day 21 days part of the land to which this application relates,
Name of Tenant	Address	Date Notice Served

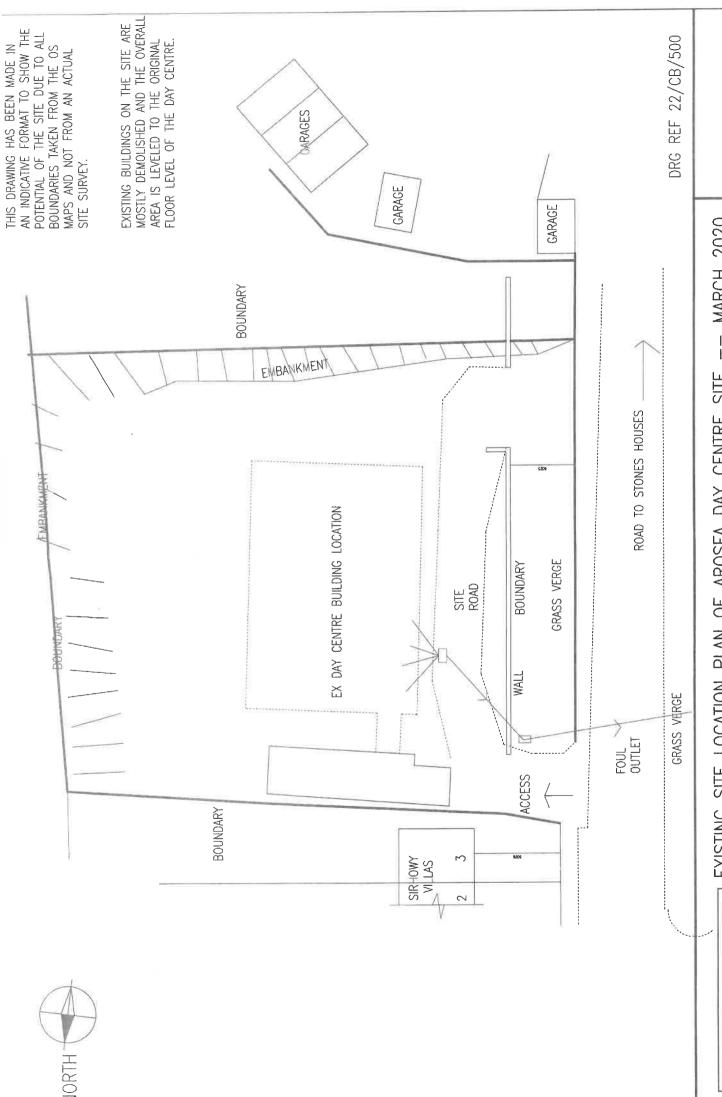
Or signed - Agent:

Date (DD/MM/YYYY)

8. Ownership Cerunicates (continueu)

Signed - Applicant:

lease read the following checklist to make sure you have sent al iformation required will result in your application being deemed he Local Planning Authority has been submitted.	ll the inf d invalic). It will not be considered valid until all information required i	
he original and 3 copies of a completed and dated pplication form:	Ó		
he original and 3 copies of the plan which identifies ne land to which the application relates drawn to an	Ó	The original and 3 copies of a design and access statement, if the proposed development:	
dentified scale and showing the direction of North:		• is within a World Heritage Site, and consists of the creation	
he original and 3 copies of other plans and drawings or aformation necessary to describe the subject of the application:		of one or more dwellings, or creates floor space of 100 square metres or more; or	
the proposed development constitutes major development,		constitutes "major development	
ne original and 3 copies of the pre-application consultation aport		The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):	
he original and 3 copies of a Heritage Impact Statement	L_J	The original and 3 copies of the completed, dated Article 11 Certificate (Agricultural Holdings):	ď
Depending on the type and scale of proposed development, you companied by the following technical documents:	ur applic	tation – in order to be validated - may also need to be	
 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 		*	
he Welsh Government's Development Management Manual wirecessary.			
'ou should also note that your Local Planning Authority may ha nformation on any "Local Validation Requirements" will be avail	ve adop lable on	oted 'Local Validation Requirements' for some major developm the Local Planning Authority's website.	ients
ba D. Janetian			
21. Declaration /we hereby apply as described in this form and the accompanying knowledge, any facts stated are true and accurate and any o	ing plan pinions	s/drawings and additional information. I confirm that, to the b given are the genuine opinions of the persons giving them.	est o
Jianed - Applicant: Or signed - Ag	nent [,]	Date (DD/MM/YYYY):	
igned - Applicant: Or signed - Ag		Circle 2:27 (date canno	
	2 N.S. H.	pre-applica	ation)
The Manual Countries Details		23. Agent Contact Details	
22. Applicant Contact Details	- 11	•	
Telephone numbers Extens	- 11	Telephone numbers Exten	sion
Country code: National number: number		Country code: National number: numb	oer:
Country code: Mobile number (optional):	_	Country code: Mobile number (optional):	
Email address (optional):		Email address (optional):	
24. Site Visit			
Can the site be seen from a public road, public footpath, bridle			
If the planning authority needs to make an appointment to car out a site visit, whom should they contact? (Please select only or	rry ne)	Agent Applicant Other (if different from agent/applicant's de	
If Other has been selected, please provide: Contact name:		Telephone number:	
ADRIAN		2000年度1日日1日1日	
Email address:			

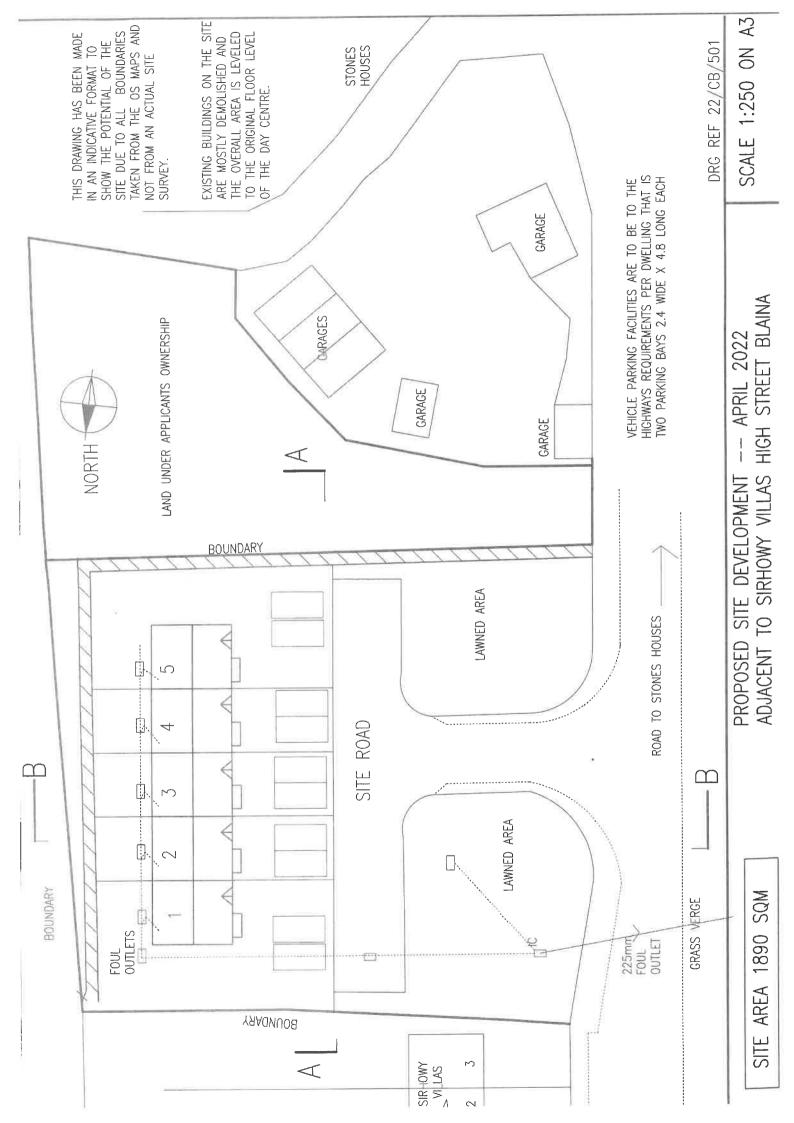


EXISTING SITE LOCATION PLAN OF AROSFA DAY CENTRE SITE -- MARCH 2020 ADJACENT TO SIRHOWY VILLAS HIGH STREET BLAINA

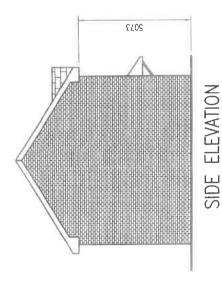
AREA 1550 SQM

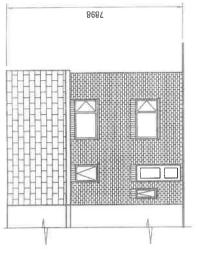
SITE

SCALE 1:250 ON A3









REAR ELEVATION

RIDGE HEIGHT MAX = 7.9M MAX HIGH RIDGE HEIGHT MIN = 7M MIN HIGH

EAVES HEIGHT MAX = 5.1M MAX HIGH EAVES HEIGHT MIN = 4.8M MIN HIGH

PROPOSED FINISHES

ROOF COVERINGS IN NATURAL SLATE EXTERNAL WALLS IN BROWN BRICK WINDOWS AND DOORS IN GREY PVC FACIAS AND RWG IN WHITE PVC

KITCHEN 3.4 X 4.6M LOUNGE 3.5 X 3.6M

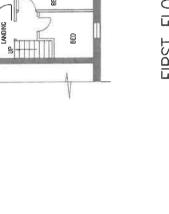
BED 3.3 X 3.4M BED 4.7 X 3.5M BATH 2.0 X 2.3M TOTAL FOOTPRINT 44 SQM

MAX OVERALL FOOTPRINT LENGTH 27.5M
MINI OVERALL FOOTPRINT LENGTH 26.5M
MAX WIDTH FOR THE FOOTPRINT 8.0M
MIN WIDTH FOR THE FOOTPRINT 7.7M

DRG REF 22/CB/502



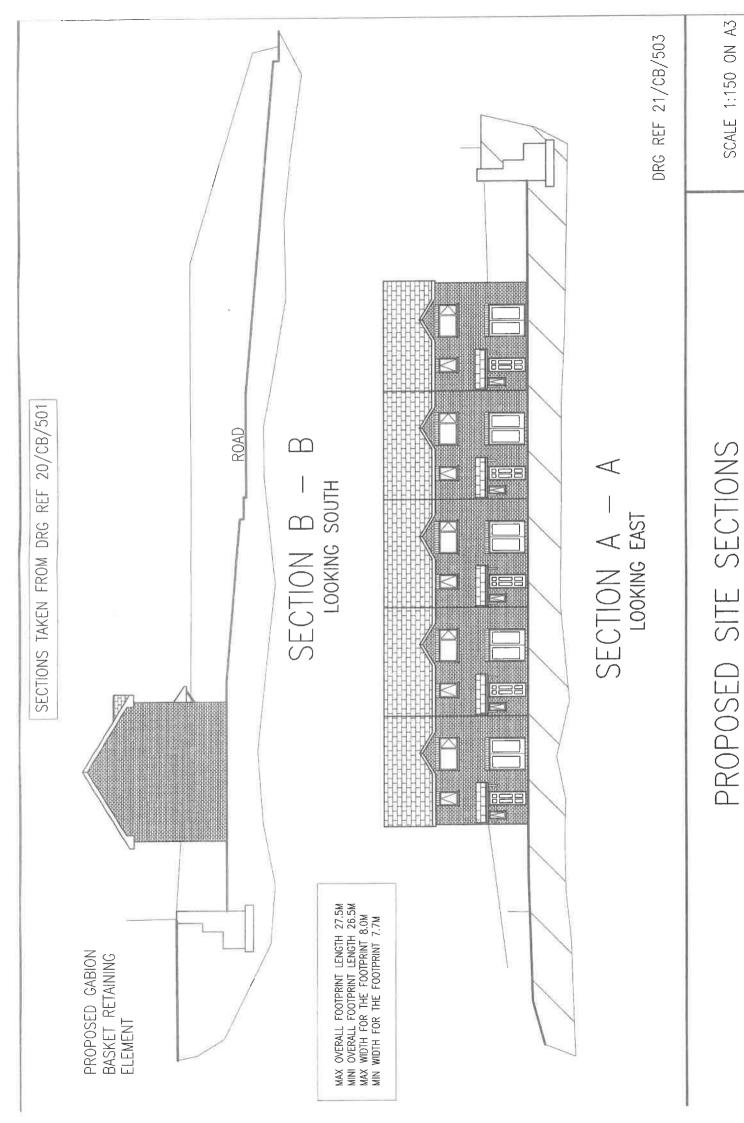
GROUND FLOOR PLAN

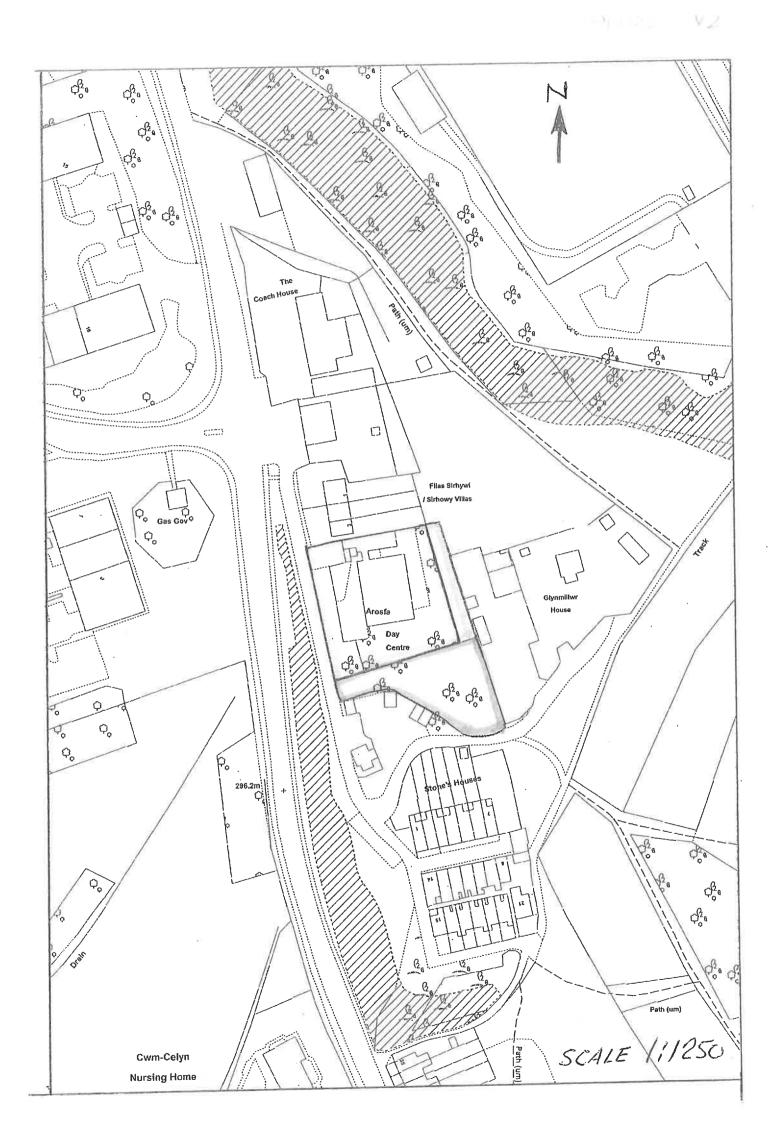


FIRST FLOOR PLAN

PROPOSED INDIVIDUAL ELEVATIONS AND FLOOR PLAN LAYOUTS

SCALE 1: 125 ON A3





74em no.3c.

Tracy

From: Evans, Lauren <Lauren.Evans@blaenau-gwent.gov.uk>

Sent: 29 June 2022 13:42

To: Clerk

Subject: Planning consultation C/2022/0178 1 Caddicks Row

Attachments: Application form redacted.pdf; 22070_PL02_A_Proposed Plans.pdf



Date:29 June 2022

Planning Ref: C/2022/0178

FAO: Town Council

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION FOR PLANNING PERMISSION

PROPOSED DEVELOPMENT AT: 1 Caddicks Row, NP13 3BA

I enclose herewith an application form and location plan in respect of a planning application for development at the above site.

Please forward your observations upon the intended development within 21 days of the date of this letter. If no communication is received within this time the application will be determined on the assumption that you have no comments to make.

Yours faithfully Jane Engel

OBSERVATIONS

NANTYGLO & BLAINA 3 0 JUN 2022

TOWN COUNCIL

Blaenau Gwent CBC Planning Control / Rhoeli Cynllunio CBS Blaenau Gwent

Floor 1a, Municipal Offices, Civic Centre, Ebbw Vale, NP23 6XB Tel: 01495 355555 Fax: 01495 355598

Glyn Ebwy, NP23 6XB Ffôn: 01495 355555 Ffacs: 01495 355598 Email: planning@blaenau-gwent.gov.uk Email: planning@blaenau-gwent.gov.uk



www.blaenau-gwent.gov.uk

Llawr 1a, Swyddfeydd Bwrdeisiol, Canolfan Ddinesig

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details If you cannot provide a postcode, the description of site location must be compared to the compa	omnieted Dieace provide	s the most accurate site description you can to
help locate the site - for example "field to the North of the Post Office".	ompleted. Flease provide	. The most doublate site description, yet out, to
Number 1	Suffix	
Property Name		
Address Line 1		
Caddicks Row		
Address Line 2		
Town/city		
Blaina		
Postcode		
NP13 3BA		
Description of site location (must be completed if	nostcade is not k	nown)
Easting (x)	Northing (y)	
320180	208793	
Description		
Description		
Applicant Details		
White persons		

Reference:

Are you an agent acting on behalf of the applicant?	
O No	
Contact Details	
Primary number	
Agent Details	

Reference:

паше/сопрану	•
Title	
国道外部 国际发展。	
基於計劃。而於是法	
李素化就是《集影 》	
经建筑 电压力表达	
30年基本的特殊	
Description of Propose	ed Works
Please describe the proposed works	;
Proposed garage to rear of prope	rty

Has the work already been started without planning permission?
O No
If Yes, please state when the development or work was started (date must be pre-application submission)
01/01/2022
Has the work already been completed without planning permission? ☑ 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? Yes No
Do the proposals require any diversions, extinguishment and/or creation of public 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.
Trees and Hedges
Are there any trees or hedges on the site or adjoining the proposed site that would be affected by the development proposal? Yes No
If you have answered Yes, you may need to provide a survey before your application can be validated. Your local planning authority can advise on whether a survey is required, in accordance with the current 'BS5837: Trees In relation to design, demolition and construction - Recommendations'
Biodiversity and Geological Conservation
Does your proposal involve:
(i) demolition of a building? ○ Yes ○ No
(ii) alterations or enlargement to your roof?✓ Yes✓ No
(iii) the loss of any trees or hedgerows? ✓ Yes ✓ No

Reference:

authority with your application form.

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 seven 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.
he steps taken were:
Initially spoken to all neighbours to find more information, of which none could be found. Spoke to Highways Department and Land Registry whom had no information either. We then placed an advert in the South Wales Argus for 3 weeks with no comments received.
lotice of the application has been published in the following newspaper (circulating in the area where the land is situated)
South Wales Argus
On the following date (which must not be earlier than 21 days before the date of the application) (DD/MM/YYYY)
02/06/2022
Person Role The Applicant The Agent
ītle
Mr
irst Name
Rhys
Surname
Andrews
Declaration Date
27/06/2022
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

Rhys	
Surname	
Andrews	
Declaration Date	
27/06/2022	
✓ Declaration made	
Reference:	

27.06.22

A Amended Red Line to suit planning request

Revisions:

Notes:

S S

Catnic CCS Wall/Single Leaf Wall Lintel Above the by Engineer

O Existing opening created in slab

718

4400 S/O 5835

718

C LOCATION PLAN 1:1250

O Existing Lamp Post

GARAGE 33.75 m²

Block piers tbc by engineer

9819



Ы

- Raised flower bed as soakaway

Œ

SITE PLAN 1:500

ANDREWS ARCHITECTURE

www.andarch.co.ukr, 20e ligued dinentors only, when are doplated in militaries unless sheet otherwise. The contractor is doplated in militaries unless sheet otherwise. The contractor was documentated in militaries and dawng about the report into the orderessures, which like dawng, about the report into the commencement of works. Contractor of the contr

Project Number	22070
Froject	Caddicks Row
Client	Mrs Vicky Insley
Date	April 2022
Author	RWA
Scale	1:1250 / 1:500 / 1:50 @ A3
Status	Planning
Drawing Title	Proposed Plans
Sheel Number	PL02
Kevision	A

PROPOSED PLAN 1:50