



Tredomen House
Tredomen Park
Ystrad Mynach
Hengoed CF82 7WF
Tel: 01443 815588
Email: planning@caerphilly.gov.uk

Tŷ Tredomen
Parc Tredomen
Ystrad Mynach
Hengoed CF82 7WF
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Application for 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 postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number Suffix

Property Name

Address Line 1

Address Line 2

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Reference:

Name/Company

Title

Head of Education Planning&Strategy

First name

Sue

Surname

Richards

Company Name

Caerphilly County Borough Council

Address

Address line 1

Penalta House

Address line 2

Tredomen Park

Address line 3

Ystrad Mynach

Town/City

Hengoed

Country

United Kingdom

Postcode

CF82 7PG

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Reference:

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Email address

Site Area

What is the site area?

Reference:

Scale

Sq. metres

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

- Yes
 No

Description of the Proposal

Description

Please describe the proposed development including any change of use

Caerphilly County Borough Council is intending to apply for planning permission for the proposed amalgamation of Llanfabon Infant and Llancaeath Junior Schools to form a new Primary School facility, and standalone childcare unit, at the Llanfabon Infant School site, Bryncelyn Avenue, Nelson, CF46 6HL.

Has the work or change of use already started?

- Yes
 No

Existing Use

Please describe the current use of the site

Infant School.

Is the site currently vacant?

- Yes
 No

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

- Yes
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes
 No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

- Yes
 No

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

Area of previously developed land proposed for new development

0.91

hectares

Reference:

Area of greenfield land proposed for new development

0.00

hectares

Materials

Does the proposed development require any materials to be used in the build?

- Yes
- No

Reference:

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:

Artificial slate - blue/black

Proposed materials and finishes:

Artificial slate - blue/black; Metal standing seam - grey, anti glare.

Type:

Walls

Existing materials and finishes:

Buff multi brickwork with brown mortar; Blue engineering brickwork plinth.

Proposed materials and finishes:

Buff multi brickwork with brown mortar; Blue engineering brickwork plinth; Ibstock Umbra sawtooth brick feature panels - Staffordshire Blue Rockpanel Woods cladding - various widths and lengths - colours Ceramic Oak, Slate Oak, Rhinestone Oak and Caramel Oak.

Type:

Windows

Existing materials and finishes:

Stained timber; Feature concrete surrounds.

Proposed materials and finishes:

Aluminium double glazed - RAL 7016;

Type:

Doors

Existing materials and finishes:

Stained timber; painted timber, aluminium powder coated.

Proposed materials and finishes:

Aluminium polyester powder coated RAL 7016 and RAL 7036.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Metal palisade fencing; Metal mesh fence; Wooden fencing; Concrete panel fencing; Metal chain link fencing

Proposed materials and finishes:

As existing. Metal mesh fence where new fencing required.

Type:

Vehicle access and hard standing

Existing materials and finishes:

tarmac, paving slabs, block paving

Proposed materials and finishes:

tarmac, coloured tarmac, EDPM wet pour rubber surfacing, and concrete

Type:

Lighting

Existing materials and finishes:

metal light standards

Proposed materials and finishes:

Reference:

The external lighting strategy will be designed in compliance with Table 1 (and its accompanying notes) of the ILP Guidance Note GN01/21, The Reduction of Obtrusive Light, 2021. Metal lights standards where possible.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- Yes
 No

If Yes, please state references for the plans, drawings and/or design and access statement

Design and Access Statement ref: 4660/CY/6915

Drawings:

4660 P01, 4660 P02, 4660 P03, 4660 P04, 4660 P05, 4660 P06, 4660 P07, 4660 P08, 4660 P09, 4660 P10, 4660 P11, 4660 P12

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.

Vehicle Parking

Is vehicle parking relevant to this proposal?

- Yes
 No

Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.

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

Reference:

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?

- Yes
 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
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' [Statutory SuDS Standards](#). SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Reference:

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

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

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

Foul drainage design and drawings will be submitted as part of the full application

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 provide details:

Please refer to proposed site plan

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
 No

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: D1 - Non-residential institutions
Existing gross internal floorspace (square metres): 1185.4
Gross internal floorspace to be lost by change of use or demolition (square metres): 171.4
Total gross internal floorspace proposed (including change of use) (square metres): 1511.9
Net additional gross internal floorspace following development (square metres): 1340.5

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	1185.4	171.4	1511.9	1340.5

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

Employment

Will the proposed development require the employment of any staff?

- Yes
 No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

Part-time

Total full-time equivalent

Proposed Employees

Reference:

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?

Yes

No

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:

D1 - Non-residential institutions

Unknown:

Yes

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes

No

Is the proposal for a waste management development?

Yes

No

Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

Yes

No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

Yes

No

Reference:

Neighbour and Community Consultation

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

- Yes
 No

If Yes, please provide details

Pre-application consultation (PAC)

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- The agent
 The applicant
 Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

Mr

First Name

Justin

Surname

Waite

Reference

SPA/22/0061

Date (must be pre-application submission)

20/10/2022

Details of the pre-application advice received

Reference:

Planning History;
Development Plan Policies and Guidance;
Preliminary Assessment of Proposal;
Planning Application Requirements

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

- Yes
 No

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

Agent - employed by Caerphilly County Borough Council Building Consultancy
Applicant - employed by Caerphilly County Borough Council Education and Corporate Services