

Application for Planning Permission and listed building consent for alterations,  
extension or demolition of a listed building.  
Town and Country Planning Act 1990  
Planning (Listed Buildings and Conservation Areas) 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.

**1. Site Details**

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	47-48
Address line 1	St Mary Street
Address line 2	Cathays
Town/city	Cardiff
Postcode	CF10 1AD

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

Easting (x)	318336
Northing (y)	176091

Description

**2. Applicant Details**

Title	<input type="text"/>
First name	<input type="text"/>
Surname	Whitcomb
Company name	Pittsburgh Holdings Ltd
Address line 1	47-48, St Mary Street
Address line 2	Cathays
Address line 3	<input type="text"/>
Town/city	Cardiff
Country	United Kingdom

## 2. Applicant Details

Postcode	<input type="text" value="CF10 1AD"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Email address	<input type="text"/>

Are you an agent acting on behalf of the applicant?

Yes  No

## 3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Carl"/>
Surname	<input type="text" value="Quick"/>
Company name	<input type="text" value="iplan architecture ltd"/>
Address line 1	<input type="text" value="11"/>
Address line 2	<input type="text" value="Ffordd Y Meillion"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Llanelli"/>
Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="SA15 2EX"/>
Primary number	<input type="text" value="07765660189"/>
Secondary number	<input type="text"/>
Email	<input type="text" value="carl@iplanarchitecture.co.uk"/>

## 4. Site Area

What is the site area?	<input type="text" value="300.00"/>
Scale	<input type="text" value="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

## 5. Description of the Proposal

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

Refurbishment/extension to existing commercial premise and conversion of office space (Class B1) to create 10 residential apartments (Class C3) with associated engineering works

Has the development or work already been started without planning permission?

Yes  No

## 6. Listed Building Details

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

## 6. Listed Building Details

- Don't know  
 Grade I  
 Grade II\*  
 Grade II

Has a Certificate of Immunity from Listing been sought in respect of this building?

Yes  No

## 7. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

Yes  No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

Yes  No

b) Demolition of a building within the curtilage of the listed building

Yes  No

c) Demolition of a part of the listed building

Yes  No

Please provide a brief description of the building or part of the building you are proposing to demolish

Demolition of buildings to the rear of the property to allow for the commercial space extension and residential properties above.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

To allow appropriate alterations to the structure

## 8. Listed Building Alterations

Do the proposed works include alterations to a listed building?

Yes  No

If Yes, do the proposed works include

a) works to the interior of the building?

Yes  No

b) works to the exterior of the building?

Yes  No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

Yes  No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Heritage Impact Assessment to be included with the submission

## 9. Existing Use

Please describe the current use of the site

Vacant premises

Is the site currently vacant?

Yes  No

If Yes, please describe the last use of the site

Retail to the ground and lower ground floors with office accommodation over the first, second and third floors.

When did this use end (if known)?

01/12/2012

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

## 9. Existing Use

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

Type	Area of land (ha) proposed for new development
Previously developed land	0.03

## 10. Materials

Does the proposed development require any materials to be used in the build?  Yes  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) demolition excluded

Please add materials by using the dropdown list to select the type, clicking 'Add' and entering all the details in the popup box

Type	Existing materials and finishes	Proposed materials and finishes
External Walls	red brickwork	grey brickwork
Roof covering	welsh slate	to match existing where appropriate
Chimney	red brickwork	n/a
Windows	timber painted white	grey aluminium ral7016

Are you submitting 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

21.214.11

## 11. 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.

## 12. Vehicle Parking

Is vehicle parking relevant to this proposal?  Yes  No

## 13. Trees and Hedges

Are there trees or hedges on the proposed development site?  Yes  No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?  Yes  No

If Yes to either or both of the above, you 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'

## 14. 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.

**If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment. Refer to Section 6 and 7 and Appendix 1 of Technical Advice Note 15: Development and Flood Risk.**

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

## 15. 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

### 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.

## 16. 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. Please state the plan(s)/drawing(s) references.

## 16. Foul Sewage

21.214.01

## 17. 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

## 18. Trade Effluent

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

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

unknown

## 19. Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?  Yes  No

**If you answered "yes" to the question above, please specify the existing and proposed number of market and affordable dwellings on the attached plans**

## 20. 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	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)
B1 - Business	530	530	584	54
Total	530	530	584	54

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

## 21. Employment

Will the proposed development require the employment of any staff?  Yes  No

## 22. Hours of Opening

Are Hours of Opening relevant to this proposal?  Yes  No

## 23. 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

**If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority**

### 23. Industrial or Commercial Processes and Machinery

should make it clear what information it requires on its website

### 24. Renewable and Low Carbon Energy

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

Yes  No

### 25. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes  No

### 26. Neighbour and Community Consultation

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

Yes  No

If Yes, please provide details:

Public Consultation 07/04/2021-05/05/2021

### 27. 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

### 28. 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

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

### 29. 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

### 30. Ownership Certificates

#### Certificate Of Ownership - Certificate A - Certificate under Town and Country Planning (Development Management Procedure) (Wales) Order 2012 & Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person role

- The applicant  
 The agent

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Carl"/>
Surname	<input type="text" value="Quick"/>
Declaration date	<input type="text" value="07/04/2021"/>

Declaration made

### 31. 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	<input type="text" value="Mr"/>
First name	<input type="text" value="Carl"/>
Surname	<input type="text" value="Quick"/>
Declaration Date	<input type="text" value="07/04/2021"/>

Declaration made

### 32. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.

Date (cannot be pre-application)