

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.

1. Site Details

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	Former Welsh Country Foods Abattoir
Address line 1	Lon Groes
Address line 2	<input type="text"/>
Town/city	Gaerwen
Postcode	LL60 6HR

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

Easting (x)	247841
Northing (y)	371381

Description	<input type="text"/>
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2. Applicant Details

Title	<input type="text"/>
First name	<input type="text"/>
Surname	c/o Agent
Company name	Amber REI Holdings Ltd
Address line 1	c/o Agent
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text"/>
Country	United Kingdom
Postcode	<input type="text"/>

2. Applicant Details

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="Peter"/>
Surname	<input type="text" value="Waldren"/>
Company name	<input type="text" value="WYG Planning and Environment"/>
Address line 1	<input type="text" value="5th Floor Longcross Court"/>
Address line 2	<input type="text" value="47 Newport Road"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Cardiff"/>
Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="CF24 0AD"/>
Primary number	<input type="text" value="02920829200"/>
Secondary number	<input type="text"/>
Email	<input type="text" value="peter.waldren@wyg.com"/>

4. Site Area

What is the site area?	<input type="text" value="11.6"/>
Scale	<input type="text" value="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

5. Description of the Proposal

Please describe the proposed development including any change of use

Hybrid Planning Application for the demolition of existing buildings at the site of the former Welsh Country Foods Abattoir, Lon Groes, Gaerwen, and the redevelopment of the site for the construction of an Industrial Estate, comprising total floorspace circa 27,041 sqm (Class B1/B2/B8), incorporating full planning permission for the demolition of all existing buildings/structures on the application site; construction of new site access; construction of Industrial Unit no. 1 & Unit no. 2; highways, landscaping, and ancillary works (associated with the construction and operation of Unit no. 1 and Unit no. 2) (total floorspace 3,824 sqm); and outline planning permission (all matters reserved) for the development of remainder of site.

Has the work or change of use already started?

Yes No

6. Existing Use

Please describe the current use of the site

Disused former abattoir (partly occupied by redundant buildings/structures associated with abattoir operation and effluent treatment works)

6. Existing Use

Is the site currently vacant?

Yes No

If Yes, please describe the last use of the site

Former Welsh Country Foods Abattoir

When did this use end
(if known)?

20/04/2017

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

Type	Area of land (ha) proposed for new development
Previously developed land	6
Greenfield land	5.62

7. 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):

Walls	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Please refer to application drawings and Design & Access Statement for full details of materials.

Roof	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Please refer to application drawings and Design & Access Statement for full details of materials.

Windows	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Please refer to application drawings and Design & Access Statement for full details of materials.

Doors	
Description of existing materials and finishes (optional):	

7. Materials

Doors	
Description of proposed materials and finishes:	Please refer to application drawings and Design & Access Statement for full details of materials.

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Please refer to application drawings and Design & Access Statement for full details of materials.

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Please refer to application drawings and Design & Access Statement for full details of materials.

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 (WYG & AJA Architects)
Application Plans & Drawings (AJA Architects):
Site Plan Existing (Drawing Ref. 6401-101)
Site Plan Demolitions (Drawing Ref. 6401-102A)
Illustrative Site Plan (Drawing Ref. 6401-103B)
Phasing Layout (Drawing Ref. 6401-104B)
Application Site Boundary Full Permission (Drawing Ref. 6401-105)
Application Site Boundary Outline Permission (Drawing Ref. 6401-106)
Unit 1 Floorplan & Sections (Drawing Ref. 6401-110B)
Unit 1 Elevations (Drawing Ref. 6401-111B)
Unit 2 Floorplans & Sections (Drawing Ref. 6401-120B)
Unit 2 Elevations (Drawing Ref. 6401-121B)

8. 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.

9. 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.

10. 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

10. Trees and Hedges

relation to design, demolition and construction - Recommendations'

11. 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

How will surface water be disposed of?

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

12. 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.

13. 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

13. Foul Sewage

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

Please refer to Drainage Strategy (WSP).

14. 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 application drawings.

15. Trade Effluent

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

16. Residential/Dwelling Units

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

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

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

Use Class	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)
B2 - General industrial	0	0	27041	27041
Total	0	0	27041	27041

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

18. Employment

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

Please complete the following information regarding employees:

Type	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees			489

19. Hours of Opening

Are Hours of Opening relevant to this proposal? Yes No

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

19. Hours of Opening

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
B2 - General industrial	Start Time: End Time:	Start Time: End Time:	Start Time: End Time:	X

20. Industrial or Commercial Processes and Machinery

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

Is the proposal 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 should make it clear what information it requires on its website

21. Renewable and Low Carbon Energy

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

Yes No

22. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

23. Neighbour and Community Consultation

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

Yes No

If Yes, please provide details:

Statutory Pre-Application Consultation (PAC REPORT TBC)

24. 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

25. 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

25. Pre-application Advice

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

26. 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

27. Ownership Certificates

Certificate of Ownership - Certificate A - Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 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

First name

Surname

Declaration date

Declaration made

28. 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

First name

Surname

Declaration Date

Declaration made

29. Declaration

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

Date (cannot be pre-application)