



## 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

Land North of Aylestone

Address Line 1

Llanarth

Address Line 2

Town/city

Postcode

SA47 0PP

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

Easting (x)

242162

Northing (y)

257685

Description

#### Applicant Details

## Name/Company

Title

First name

Surname

Company Name

## Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

## Contact Details

Primary number

Secondary number

Email address

## Site Area

Reference:

What is the site area?

0.87

Scale

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

Residential development, together with associated vehicular and pedestrian accesses, car parking, amenity areas, landscaping and ancillary development: site preparation, clearance, treatment, re-profiling and the installation of new services and infrastructure.

Has the work or change of use already started?

- ☐ Yes
- ☒ No

Existing Use

Please describe the current use of the site

An unused field

Is the site currently vacant?

- ☒ Yes
- ☐ No

If Yes, please describe the last use of the site

Grazing land

When did this use end (if known)?

dd/mm/yyyy

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

0.00	hectares
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Area of greenfield land proposed for new development

0.87	hectares
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**Materials**

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

- ☒ Yes
- ☐ No

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submission

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)

<p><b>Type:</b> Walls</p> <p><b>Existing materials and finishes:</b> N/A</p> <p><b>Proposed materials and finishes:</b> Sand/cement render (Sika Parex Monoblanco - BL10 Blanc Du Littoral) HardiePlank weatherboard timber effect (Pearl and slate grey) Plinths: Weinerberger Staffordshire Blue</p>
<p><b>Type:</b> Roof</p> <p><b>Existing materials and finishes:</b> N/A</p> <p><b>Proposed materials and finishes:</b> Marley Modern Duo interlocking tiles (Slate Grey)</p>
<p><b>Type:</b> Windows</p> <p><b>Existing materials and finishes:</b> N/A</p> <p><b>Proposed materials and finishes:</b> PVCu: - White, RAL 9010</p>
<p><b>Type:</b> Doors</p> <p><b>Existing materials and finishes:</b> N/A</p> <p><b>Proposed materials and finishes:</b> Front doors to be IG Clima63 or similar. Rear/side doors to be composite doors.</p>
<p><b>Type:</b> Other</p> <p><b>Other (please specify):</b> Rainwater Goods</p> <p><b>Existing materials and finishes:</b> N/A</p> <p><b>Proposed materials and finishes:</b> PVCu - Colour - Black</p>

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

Please refer to the enclosed schedule of drawings and documents.

## 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

**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

### 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

Please refer to the Drainage Strategy and Plan that accompanies this 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 the site layout plan for details of the refuse storage arrangements.

## 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

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

## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

- ☐ Yes  
☒ No

## Employment

Will the proposed development require the employment of any staff?

- ☐ Yes  
☒ No

## Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☐ Yes  
☒ No

## 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

If you have answered 'Yes' to the question above please state the proposed energy output capacity in Megawatts (MW):

<div><b>Renewable energy type:</b> Solar</div> <div><b>Energy capacity:</b> 0.04 Megawatts</div>
<div><b>Renewable energy type:</b> Ground/water/air heat pumps</div> <div><b>Energy capacity:</b> 0.5 Megawatts</div>

Hazardous Substances

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

- ☐ Yes
- ☒ No

Neighbour and Community Consultation

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

- ☒ Yes
- ☐ No

If Yes, please provide details

Consultation has been undertaken in accordance with the requirements of the mandatory public consultation process.

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

Owain

Surname

Evans

Reference

Q250041

11/02/2025

Details of the pre-application advice received

- The principle of development is acceptable on the basis of the site's location in the settlement boundary and the site allocation.
- The proposed density of development (i.e. 17 units) is acceptable and justified on the basis of the affordable nature of development and need for housing in the area.
- The Council suggested the inclusion of a pedestrian access point to the north-eastern corner of the site between Plots 15 and 16 to ensure site permeability and facilitate shorter walking times to other areas within the settlement.
- The Council encouraged the use of mixed external finishes to the dwellings to provide visual character and interest (stone / brick and render) to avoid a monotonous and boring streetscene.
- The Council suggested that Plots 8-9 and 14-15 be provided as bungalow so as to reduce the height of development to the corners of the site nearest the respective listed buildings -- resulting in Plots 10-13 being semi-detached units.
- A Reptile and Amphibian Method Statement and Mitigation Plan detailing mitigation measures and a precautionary working method statement will be required.
- A lighting plan for the site will be required.

## 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

## 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?

- ☐ Yes  
☒ No

If No, can you give appropriate notice to ALL the other owners?

- ☒ Yes  
☐ No

### Certificate of Ownership - Certificate B

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

**Name of Owner/Agricultural Tenant:**

Ceredigion County Council Highways Development Control

**House name:**

Neuadd Cyngor Ceredigion Penmorfa

**Number:****Suffix:****Address line 1:**

Aberaeron

**Address Line 2:****Town/City:**

Ceredigion

**Postcode:**

SA46 0PA

**Date notice served (DD/MM/YYYY):**

29/09/2025

**Person Family Name:**

## Person Role

- ☐ The Applicant  
☒ The Agent

## Title

Mr

## First Name

Michael

## Surname

Southall

## Declaration Date

29/09/2025

☒ 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

Reference:

Title

Mr

First Name

Michael

Surname

Southall

Declaration Date

29/09/2025

☒ Declaration made

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