



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	<input type="text"/>
Address line 1	<input type="text" value="Trinity Saint David's Playing Fields"/>
Address line 2	<input type="text" value="Pontfaen Road"/>
Town/city	<input type="text" value="Lampeter"/>
Postcode	<input type="text"/>

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

Easting (x)	<input type="text" value="257320"/>
Northing (y)	<input type="text" value="248185"/>

Description

2. Applicant Details

Title	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text" value="Aldi Stores Limited & UWTSD"/>
Company name	<input type="text" value="Aldi Stores Limited & University of Wales Trinity Saint David"/>
Address line 1	<input type="text" value="C/O Agent"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text"/>
Country	<input type="text" value="United Kingdom"/>

2. Applicant Details

Postcode	<input type="text"/>
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="Lloyd"/>
Surname	<input type="text" value="Collins"/>
Company name	<input type="text" value="Planning Potential Limited"/>
Address line 1	<input type="text" value="13-14"/>
Address line 2	<input type="text" value="Orchard Street"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="BRISTOL"/>
Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="BS1 5EH"/>
Primary number	<input type="text" value="01172141820"/>
Secondary number	<input type="text"/>
Email	<input type="text" value="lloyd.collins@planningpotential.co.uk"/>

4. Site Area

What is the site area?	<input type="text" value="3.00"/>
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

If Yes, please complete the following information regarding public open space

Type	Area of land (ha)
Open space lost	1.15
Open space gained	0.00

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):

The erection of a Class A1 retail Aldi foodstore, the refurbishment of a Grade II listed sports pavilion, the installation of three pre-fabricated wooden exhibition pods, and a nature and biodiversity area with associated access, car parking and landscaping.

5. Description of the Proposal

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)?

- 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

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).

190866-1050-P2 Existing Site Plan 1_500, 190866-1051-P2 Existing Site Plan 1_250, 190866-1160-P1 Existing Roof Plan Pavilion, 190866-1150-P1 Existing Ground Floor Plan Pavilion, 190866-1200-P2 Existing Elevations Pavilion, 190866-1401-P1 Proposed Elevations Pavilion, 190866-1351-P3 Proposed Ground Floor Plan.

9. Existing Use

Please describe the current use of the site

The application site currently comprises two grass rugby pitches and a Grade II listed pavilion in the southern part of the site. The sports playing fields have been used for rugby, cricket, football, hockey, and other sporting activities by Saints David's College, and now the University of Wales Trinity Saint David. The site has been used as a playing field for a long period of time, although in recent years has not been in active or regular use. There are visible markings which outline a cricket, rugby, and a football pitch.

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

9. Existing Use

Type	Area of land (ha) proposed for new development
Previously developed land	
Greenfield land	1.15

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	Please see submitted plans and drawings.	Please see submitted plans and drawings.
Roof covering	Please see submitted plans and drawings.	Please see submitted plans and drawings.
Chimney	Please see submitted plans and drawings.	Please see submitted plans and drawings.
Windows	Please see submitted plans and drawings.	Please see submitted plans and drawings.
External Doors	Please see submitted plans and drawings.	Please see submitted plans and drawings.
Ceilings	Please see submitted plans and drawings.	Please see submitted plans and drawings.
Internal Walls	Please see submitted plans and drawings.	Please see submitted plans and drawings.
Floors	Please see submitted plans and drawings.	Please see submitted plans and drawings.
Internal Doors	Please see submitted plans and drawings.	Please see submitted plans and drawings.
Rainwater goods	Please see submitted plans and drawings.	Please see submitted plans and drawings.
Boundary treatments (e.g. fences, walls)	Please see submitted plans and drawings.	Please see submitted plans and drawings.
Vehicle access and hard standing	Please see submitted plans and drawings.	Please see submitted plans and drawings.
Lighting	Please see submitted plans and drawings.	Please see submitted plans and drawings.

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

190866-1300-P2 Proposed Site Plan, 190866-1301-P2 Proposed Site Plan ALDI Site, 190866-1350-P2 Proposed Floor Plan Foodstore, 190866-1351-P3 Proposed Ground Floor Plan, 190866-1355-P2 Food Village Pod Typical Plan and Sections, 190866-1356-P2 Food Village Pod Typical Plan and Elevations, 190866-1360-P2 Proposed Roof Plan Foodstore, 190866-1400-P2 Proposed Elevations Foodstore, 190866-1401-P1 Proposed Elevations Pavilion, 190866-1450-P1 Proposed Site Sections, 190866-1900-P2 Hard Landscaping Materials, 190866-1901-P2 Building Facade Materials, 190866-1902-P2 Proposed Means of Enclosure, 190866-1903-P2 Proposed Boundary Treatment Plan, and 190866-1500-P2 Design and Access Statement.

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

11. Pedestrian and Vehicle Access, Roads and Rights of Way

your plans or drawings.

12. 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.

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 Yes, and you are proposing a new building or a change of use, please add details of the proposal in the following table

Type	Residential (number of units)	Non-residential (Area of land - hectares)
Floodplain C2	0	0

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

15. Biodiversity and Geological Conservation

- 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.

11742w0005c ALDI Pontfaen Road Lampeter - Flood Consequence Assessment & Drainage Strategy

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

If Yes, please provide details:

Please see submitted plans and drawings

18. Trade Effluent

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

Yes No

19. Residential/Dwelling Units

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

Yes No

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:

20. All Types of Development: Non-Residential Floorspace

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)
A1 - Shops Net Tradable Area	0	0	1855	1855
Other	0	0	75	75
Total	0	0	1930	1930

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

Existing Employees

Please complete the following information regarding existing employees:

Full-time	<input type="text" value="0"/>
Part-time	<input type="text" value="0"/>
Total full-time equivalent	<input type="text" value="0.00"/>

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time	<input type="text"/>
Part-time	<input type="text"/>
Total full-time equivalent	<input type="text" value="30.00"/>

22. 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:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
A1 - Shops Net tradable area	Start Time: 08:00 End Time: 22:00	Start Time: 08:00 End Time: 22:00	Start Time: 10:00 End Time: 17:00	
Other	Start Time: End Time:	Start Time: End Time:	Start Time: End Time:	X

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 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:

A formal Pre-Application Consultation (PAC) is now taking place. The results of the consultation will be reported in the PAC Statement, which will accompany the full planning submission and be updated accordingly following the end of the PAC period. This document forms part of the statutory Pre-Application Consultation required for all 'Major' schemes in Wales.

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

Prior to submitting this application proposal, Aldi and the University have held discussions with Council Officers at meetings in October 2020, February 2021, and September 2021. A Meeting with Cadw was also held in September 2021. These are referenced later in this statement.

A formal Pre-Application Consultation (PAC) is now taking place. The results of the consultation will be reported in the PAC Statement, which will accompany the full planning submission and be updated accordingly following the end of the PAC period. This document forms part of the statutory Pre-Application Consultation required for all 'Major' schemes in Wales.

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="Lloyd"/>
Surname	<input type="text" value="Collins"/>
Declaration date	<input type="text"/>

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="Lloyd"/>
Surname	<input type="text" value="Collins"/>
Declaration Date	<input type="text"/>

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)