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Carmarthenshire County Council
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# Building Regulations Application for Building Control Approval with Full Plans (Wales) for non-higher-risk building work

The Building Act 1984, The Building Safety Act 2022, The Building Regulations 2010, The Building Safety (Description of Higher-Risk-Building) (Design and Construction Phase) (Wales) Regulations 2023 Please see the Notes section for helpful links

## 1. Applicant details *(The person or organisation making the building control application)*

| | |
|---|---|
| Name: | |
| Address & Postcode: | |
| Phone: | |
| Email: | |

## 2. Client details *(Legal dutyholder for compliance - The person or organisation commissioning the building work)*

| | |
|---|---|
| Name: | |
| Address & Postcode: | |
| Telephone: | |
| Email: | |

## 3. Principal contractor / Sole contractor details *(The contractor in overall control of the construction phase)*

| | |
|---|---|
| Name: | |
| Address & Postcode: | |
| Telephone: | |
| Email: | |

## 4. Principal designer / Sole or Lead designer details *(The party responsible for preparing the design)*

| | |
|---|---|
| Name: | |
| Address & Postcode: | |
| Telephone: | |
| Email: | |

## 5. Location and application details

| | |
|---|---|
| Address of site including postcode (A location plan is required to be submitted with this application) | |
| Number of bedrooms (for new dwellings only) | |
| If this is a resubmission please provide previous reference | |
| Planning Permission reference, if applicable | |

## 6. Regulatory Reform (Fire Safety) Order 2005 (as amended) *(See link in Notes section)*

Is the building a building to which the Regulatory Reform (Fire Safety) Order 2005 applies or will apply after completion of the building work? ◯ Yes ◯ No






## 7. Existing buildings (append additional information where necessary)

Where applicable, provide a description of the existing building, including: *(See link in Notes section)*

* details of the current use of the building
* use of each storey
* the height of the building
* the number of storeys in the building after the proposed work as determined in accordance with Regulation 5 of The Building Safety (Desription of Higher-Risk-Building) (Design and Construction Phase) (Wales) Regulations 2023.

## 8. Proposed works (append additional information where necessary) *(See links in Notes section)*

Provide a description of the proposed work

Additional details, please include:
* details of the intended use of the building, including the intended use of each storey
* the height of the building after the proposed work
* the number of storeys in the building after the proposed work as determined in accordance with Regulation 5 of The Building Safety (Description of Higher-Risk-Building) (Design and Construction Phase) (Wales) Regulations 2023
* the provision to be made for the drainage of the building
* If H4 of Schedule 1 applies, details of precautions for building over a drain, sewer or disposal main
* the steps to be taken to comply with any local enactment that applies

Means of foul water disposal

Means of surface water disposal

Means of water supply

## 9. Commencement (append additional information where necessary) *(See link in Notes section)*

a) State the date on which work is expected to reach the stage at which it is regarded commenced under Regulation 46b

b) Where Regulation 46b paragraph (2) or (3) does not apply, provide details of the work for which the client considers building control input is required

## 10. Granting of full plans Approval - subject to requirements

Do you consent to the application for building control approval with full plans being granted with requirements? ◯ Yes ◯ No

Do you consent to an extension of time? ◯ Yes ◯ No

*Requirements' are modifications to the approved plans or the submission of further plans, as specified by the building control authority, which must be satisfied before the work commences*



## 11. Electrical Work

Will the Electrical work be carried out by a contractor who is registered with a Part P Self Certifying scheme? ◯ Yes ◯ No

## 12. Fee Charges

What are the estimated costs of the construction works (if applicable) _____

| Fee Type | Net Fee | VAT | Total Fee | What fee is being paid on submission |
|---|---|---|---|---|
| Plan Fee details | | | | ☐ |
| Inspection Fee details | | | | ☐ |

**Note: If only the Plan Fee is paid at submission, the Inspection Fee will be invoiced on the first site visit by the Building Control Surveyor. Please provide the details below to ensure the invoice is issued to the correct person and address**

Please provide the full name (not initials) and full address of the person (from sections 1-4) responsible for the inspection fee. If left blank, the applicant will be assumed responsible. Changes required after invoicing will incur an administrative charge. (If you are paying in full, enter 'not applicable' belowl)

Is the work solely for the benefit of people with disabilities, and are you applying for exemption from charges? (This needs to be supported by a certificate/letter from a health professional - doctor or occupational therapist)

To make a card payment by phone please contact our Cashiers and state that the payment is for a Building Control application on 01267 228686

## 13. Declaration

This application for building control approval with full plans is in relation to the building work etc, as described above. It is submitted in accordance with Regulation 12(2)(b) and is accompanied by the appropriate charge.
I understand that further applicable charges (such as inspection fees) may bacome payable by the building owner (or as defined in point 11), following the first inspection, undertaken by the building control authority.

I / we apply for building control approval with full plans as described on this form and as detailed on any supplementary documents

Signature of applicant and date

I, the client, confirm I agree to the application being made and that the information contained in the application is correct

Signature of client (where the client is not the applicant) and date

LABC CYMRU



## 14. Return Completed Application

Please return by:
Email: building.control@carmarthenshire.gov.uk
Post: Building Control Team, Carmarthenshire County Council, Ty Parcyrhun, Ffordd Y Rhyd, Ammanford, SA18 3FB
Please contact our team on 01267 264044 for any fee queries.

*The application for building control approval with full plans to inform the building control authority of building work etc, is restricted to certain building types. Additional information will also be required to accompany your application for building control approval with full plans, depending upon the work proposed. Further information can be found in the attached notes and checklist. This form cannot be used for building control approval applications for higher-risk building work or stage of higher-risk building work or for work to existing higher-risk buildings*

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# Notes

[Design and building work: meeting building requirements | GOV.WALES]
[Part 2B (dutyholders and competence) of these Regulations]

**The below roles 1-4 can overlap but must still be clearly identified.**

1. **Applicant details** - The person submitting the application for building control. May be the client, builder, architect, or agent acting on behalf of the client.

2. **Client details** - The person or organisation commissioning the building work. Holds overall responsibility for ensuring compliance.

3. **Principal contractor / Sole contractor details** - The contractor in overall control of the construction phase. The person appointed to **plan, manage and coordinate** the construction phase

4. **Principal designer / Sole or Lead designer details** - Responsible for planning, managing, and coordinating design work. Ensures health, safety, and regulatory compliance in design.

5. **Location and Application Details**

- **Address of Site** - The full postal address of the location where the building work is to be carried out, including postcode.
  - This must clearly identify the exact site of the works.
  - For sites without a postal address (e.g. new plots), provide:
    - Plot number / site name
    - Nearest road (or nearest postcode where none exists)
    - A location plan must be submitted with the application, showing the site outlined in red and sufficient surrounding detail to identify the location.
- **Number of bedrooms** - The total number of bedrooms proposed within each new dwelling.
- **Resubmission** - The Building Control reference number for any previous application relating to the same site or proposed works.
- **Planning Permission Reference** - The reference number of any planning permission granted for the proposed works.

6. **Regulatory Reform (Fire Safety) Order 2005 (as amended)** - This applies to non-domestic buildings (e.g. offices, shops) and the common parts of residential buildings (e.g. flats). It does not apply to single private dwellings.

7. **Existing buildings** - Provide details of the building's current use, the use of each storey, its height (in metres), and the total number of storeys after the proposed work (calculated in accordance with the Higher-Risk Buildings Regulations 2023). Helpful links: **Regulation 5**

8. **Proposed works**

- **Provide a description of the proposed work** - Provide a clear description of the proposed works, including the type and extent of the building work (e.g. extension, conversion, alteration, or new build).
- **Additional details** - Provide the building's current use, use of each storey, height (in metres), and total number of storeys after the proposed work (in accordance with the Higher-Risk Buildings Regulations 2023). Helpful links: **Regulation 5** **H4 of Schedule 1**



- **Means of foul water disposal** - State how foul water will be disposed of (e.g. mains sewer, septic tank, treatment plant).
- **Means of surface water disposal** - State how surface water will be disposed of (e.g. sewer, soakaway, watercourse, SuDS).
- **Means of water supply** - State how the building will be supplied with water (e.g. mains or private supply).

9. **Commencement**

a) State the expected date work will reach the stage at which it is considered commenced under **Regulation 46B** (not simply when work first starts on site).

b) Where **Regulation 46B** (2) or (3) does not apply, identify the parts of the project for which the client considers Building Control input is needed.

10. **Granting of full plans Approval - subject to requirements**

- **Consent to the application being granted with requirements** - Indicate whether you consent to the application being granted with requirements (conditions) that must be complied with.
- **Consent to an extension of time** - Confirm whether you consent to an extension of time for the application to be determined.

11. **Electrical Work** - If applicable, state whether the electrical work will be carried out by a contractor registered with a Part P self-certification scheme. **Approved Document P**

12. **Fee Charges** - State the applicable Building Control fees, including plan charge and inspection charge, payable for this application. If you are unsure of the fee then please contact Building Control on **01267 246044** or building.control@carmarthenshire.gov.uk

13. **Declaration** - The declaration confirms that the information provided is correct and that the applicant is authorised to act on behalf of the client. The client confirms they agree to the application and understand their responsibilities under the Building Regulations. Signatures may be provided electronically.