

MERTHYR TYDFIL COUNTY BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
The Town and Country Planning (Development Management Procedure)
(Wales) Order 2012 (as amended)

FULL PLANNING PERMISSION

To: C/O AGENT Mr Phil Chamberlain, Chamberlain Moss King, 97 Glebe Street, Penarth
CF641EE

WHEREAS you submitted an application on the 11th February 2025 to develop: Garages at Yew Close
Gurnos Merthyr Tydfil CF47 9SD short particulars of the application being as follows:-

Name of the Applicant

C/O AGENT
Merthyr Valley Homes
22 Lansbury Road
Gellideg
Merthyr Tydfil

Description of Proposed Development

Demolition of garage block to create parking bays (Full)

The Council in pursuance of its powers under the above mentioned Act and Order hereby **GRANTS PERMISSION** for the carrying out of the proposed development as described above and in accordance with the application and plans (if any) submitted with the application subject to compliance with the following conditions.

CONDITIONS

Please see attached.

Date: 18th July 2025

Signed:



(Director of Neighbourhood Services)

**IT IS IMPORTANT THAT YOU READ
THE NOTES ATTACHED TO THIS FORM**

- 1 The development shall begin not later than five years from the date of this decision.

Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 The development shall be carried out in accordance with the following approved plans and documents:

Drawing Title: Proposed Site Plan, Drawing Number: A1.3 Rev. A, Received 1 July 2025.

Drawing Title: Proposed Context Elevations, Drawing Number: A1.4 Rev. A, Received 1 July 2025.

Drawing Title: Existing and Proposed Cross Sections, Drawing Number: A1.6 Rev. A, Received 1 July 2025.

Drawing Title: Biodiversity Enhancement Plan, Drawing Number: A1.7, Received 1 July 2025.

Drawing Title: Drainage Details, Drawing Number: 21417_501 Rev.02, Received 20 June 2025.

Drawing Title: Drainage Plan, Drawing Number: 21417_500 Rev.02, Received 20 June 2025.

GenSUN 10W LED Solar system - Technical/Information Sheet, Received 1 July 2025

Drawing Title: Flow Exceedance & Catchment Area Plan, Drawing Number: 21417_502 Rev.02, Received 20 June 2025.

Building Inspection Report Document produced by Soltys Brewster Ecology, Ref: E25132001/DOC 01 - JUNE 2025, Received 1 July 2025

Reason -To ensure compliance with the approved plans and clearly define the scope of the permission.

- 3 The development hereby approved shall be carried out in accordance with the conclusion and recommendations set out in section 5.0 of the Building Inspection Report (Ref: E25132001/DOC 01 - JUNE 2025) and two swift boxes shall be erected in accordance with paragraph 5.6 of this document and the Biodiversity Plan (drawing no. A1.7) within 3 months of works commencing on site. The swift boxes shall be retaining in perpetuity thereafter.

Reason - Future Wales and Planning Policy Wales (Edition 12, February 2024) requires all development to maintain and enhance biodiversity and to accord with Policy EnW1 of the Merthyr Tydfil Replacement Local Development Plan.

- 4 The lighting shall be installed in accordance with the approved details listed in condition 1 and shall not have a colour temperature exceeding 2700k.

Reason - To limit the impact on protected species and reduce light pollution in accordance with policies EnW2 and EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 5 Demolition or construction works shall not take place outside the hours of 08:00 to 18:00 Mondays to Fridays and 09:00 to 14:00 on Saturdays and at no time on Sundays or Public Holidays.

Reason - To ensure that the noise emitted/activities are not a source of nuisance to occupants of nearby properties in accordance with Policies SW11 and EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

NOTES

Your attention is drawn to the following:-

Appeals to the Planning & Environment Decisions Wales:

- If you are aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Planning & Environment Decisions Wales under Section 78 of the Town and Country Planning Act 1990 (as amended).
- If you want to appeal, then you must do so within **six months** of the date of this notice, using a form which you can get from Planning & Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ. Alternatively you can use Planning & Environment Decisions Wales website (www.gov.wales/planningappeal) to complete your appeal.
- The Planning & Environment Decisions Wales can allow a longer period of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Planning & Environment Decisions Wales need not consider an appeal if it seems that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any Development Order and to any directions given under a Development Order.
- In practice, the Planning & Environment Decisions Wales does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices:

- If either the Local Planning Authority or Planning & Environment Decisions Wales refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).

PLEASE NOTE: THIS NOTICE RELATES ONLY TO A PLANNING DECISION AND DOES NOT RELATE TO OTHER LEGISLATION INCLUDING ANY LEGISLATION UNDER:

BUILDING REGULATIONS
LISTED BUILDING LEGISLATION
HIGHWAY LEGISLATION

IF PLANNING PERMISSION HAS BEEN GRANTED IT IS ADVISABLE TO ESTABLISH WHETHER ANY OTHER FORM OF CONSENT IS REQUIRED AND TO OBTAIN SUCH CONSENT BEFORE COMMENCING DEVELOPMENT

Please quote the application number in all correspondence.