

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: DRM Real Estate Ltd c/o WYG Planning And Environment F.a.o. Ms L Darch 5th Floor
Longcross Court 47 Newport Road Cardiff

WHEREAS you submitted an application on the 21st March 2018 to develop: 43 - 45 High Street Merthyr Tydfil CF47 8DE short particulars of the application being as follows:-

Name of the Applicant

DRM Real Estate Ltd
C/o Agent

Description of Proposed Development

Conversion of the first floor into 8, 1 bedroom self contained flats, to include external alterations (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: 24th May 2018

Signed:


(Head of Town Planning)

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

CONDITIONS

- 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:

A147 Rev B (Proposed front and rear elevations) received on 21.03.2018

A148 Rev B (Proposed side elevations) received on 21.01.2018

A145 Rev C (Proposed floor plans sheet 1) received on 26.04.2018

A146 Rev B (Proposed floor plans sheet 2) received on 21.03.2018

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

- 3 **Prior to the commencement of the development** hereby permitted, samples and/or details of the windows (including the timber infill panels) shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason - To ensure that the external appearance of the proposed development will be in keeping with the character of the Merthyr Tydfil Town Centre Conservation Area and adjoining buildings in the interests of visual amenity and to accord with Policies BW6 and BW7 of the Merthyr Tydfil Local Development Plan.

Condition 3 discharged 23.12.19 - App. No. P/19/0332.

- 4 **Prior to the commencement of the development** hereby permitted, an assessment of the noise from the railway station and the subsequent impact on the future occupiers of the flats shall be carried out and a report submitted to and approved in writing by the local planning authority. Any mitigation works recommended by the noise assessment shall be completed in accordance with the approved details prior to the beneficial occupation of the flats and thereafter retained in perpetuity.

Reason - To ensure that the noise emitted from the railway station located to the east of the site is not a source of nuisance to the future occupants of the flats in accordance with Policy BW7 of the Merthyr Tydfil Local Development Plan.

Condition 4 discharged on 28.09.18 - App No. P/18/0213.

NOTES

Your attention is drawn to the following:-

Appeals to the Welsh Government:

- 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 Welsh Government 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 The Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ. Alternatively you can use the Planning Inspectorate website (<https://acp.planninginspectorate.gov.uk>) to complete your appeal.
- The Welsh Government 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 Welsh Government 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 Welsh Government 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 the Welsh Government 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.