

Discharge of Conditions for Planning Consent P/20/0219				
CONDITION	DESCRIPTION	ACTIONS		DATE DISCHARGED
1	The development shall begin not later than five years from the date of this decision.	MTCBC:	N/A	
		DSA:	N/A	
	Reason - To comply with Section 91 of the Town and Country Planning Act 1990.	JWC:	N/A	
		HOARE LEA	N/A	
		HYDROCK:	N/A	
2	The development shall be carried out in accordance with the approved plans and documents listed in Appendix - Planning Condition 2:	MTCBC:		
		DSA:	See approved contract documents that have been previously supplied.	
		JWC:		
	Reason - To ensure compliance with the approved plans and clearly define the scope of the permission.	HOARE LEA		
		HYDROCK:		
3	No development or site clearance shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping. The scheme shall include the existing trees along Park Terrace adjacent to the site and shall set out the measures for their protection throughout the course of development.	MTCBC:		
		DSA:	See drawing GA_200 (F) - Site Plan as Proposed for details.	
		JWC:		
	Reason - To ensure that the new development will be visually attractive in the interests of amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.	HOARE LEA		
		HYDROCK:		
4	All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.	MTCBC:	Planting, seeding, turfing required following occupation.	
		DSA:		
		JWC:		
		HOARE LEA		
	Reason - To ensure that the new development will be visually attractive in the interests of amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.	HYDROCK:		
5	No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard landscaping, which shall include the following: - details of the proposed works to existing boundaries walls and railings including samples of the brick work to be used in any repairs; - details of the surface materials to be used in the car parking area; and - details of the cycle stands. The development shall be carried out in accordance with the approved details.	MTCBC:		
		DSA:	See document "Hard Landscaping Elements", the Specification of Works Revision B and the Work Schedules.	
		JWC:		
		HOARE LEA		
		HYDROCK:		
		HYDROCK:		
	Reason - To ensure that the new development will be visually attractive in the interests of amenity and the character and appearance of the listed building, to accord with Policies SW11 and CW1 of the Merthyr Tydfil Replacement Local Development Plan.			
6	The proposed development hereby approved shall be carried out in accordance with the recommendations set out in Section 5 of the Ecological Impact Assessment, Rev C (dated 18th March 2021) prepared by Wildwood Ecology Ltd.	MTCBC:		
		DSA:	See Wildwood report for details.	
		JWC:		
	Reason - To protect the natural environment in accordance with Policies EnW1 and EnW2 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.	HOARE LEA		
		HYDROCK:		
7	Prior to works commencing on site, details for the provision of 4 No. bird boxes and their location within the site shall be submitted to and approved in writing by the local planning authority. The bird boxes shall be provided in accordance with the approved detail prior to the building being brought into beneficial use.	MTCBC:		
		DSA:		
		JWC:	See document "Bird Box Details", the Specification of Works Revision B and the Work Schedules.	
	Reason - To protect the natural environment in accordance with Policies EnW1 and EnW2 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.	HOARE LEA		
		HYDROCK:		
8	Prior to works commencing on site, a lighting plan demonstrating consideration for roosting, commuting and foraging bats, shall be submitted to and approved in writing by the local planning authority. Prior to the beneficial use of the building, all works shall be carried out in accordance with the approved details and maintained as such in perpetuity.	MTCBC:		
		DSA:		
		JWC:		
	Reason - To ensure artificial lighting does not adversely impact on bat species identified within the site, in accordance with Policies EnW1 and EnW2 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.	HOARE LEA	See document "Former YMCA Merthyr Tydfil - DSX Option" for details.	
		HYDROCK:		