

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: Mrs Anouska Beaumont c/o Mr Elliot Board Esa Architecture Quest House St Mellons
Business Park Fortran Road Cardiff CF30EY

WHEREAS you submitted an application on the 23rd January 2025 to develop: Land at 34-37 High Street Merthyr Tydfil CF47 8DE short particulars of the application being as follows:-

Name of the Applicant

Mrs Anouska Beaumont
Merthyr Tydfil County Borough Council
Civic Centre
Castle Street
Merthyr Tydfil

Description of Proposed Development

Demolition of the existing buildings (No. 34-37 High Street) and construction of new public open space to provide a link between the train station and the High Street, with associated landscaping and access works.
(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: 13th May 2025

Signed:



(Director of Neighbourhood Services)

**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:

- Indicative Paving Details Drawing no. MIL-ESA-XX-XX-Dr-A-950013 Rev P01
- Proposed Site Sections Drawing No. MIL-ESA-XX-XX-DR-A-050016 P01
- Proposed Passing Place Drawing No. Mil-ESA-PR-XX-DR-A-950040_P01
- Planting Specification & Guidance Drawing No. MIL-ESA-XX-XX-DR-A-940002 P02
- Proposed Landscape Masterplan Drawing No. MIL-ESA-XX-XX-DR-A-950004 P08
- Public Realm Moniques Boundary Wall Drawing No. MIL-ESA-PR-XX-DR-A-210041 P05.
- Street and Public Realm Lighting Drawing No. 702120884-RED-61-XX-DR-E-0117 P04
- Railing Layout Drawing No. MIL-ESA-XX-XX-DR-A-950014 P01
- Site Location Plan Drawing No. MIL-ESA-XX-XX-DR-A-050010 P03.
- Soft Landscaping Layout Drawing No. MIL-ESA-XX-XX-DR-A-940001 P02.
- Street Furniture-Anti Vehicle Bollards Drawing No. MIL-ESA-XX-XX-DR-A-950011 P01
- Street Furniture Bench Seating Drawing No. MIL-ESA-XX-XX-DR-A-950010 P01
- Street Furniture - Tree Guard & Pits Drawing No. Mil-ESA-XX-XX-DR-A-950012 P01
- Wall Scoping Longitudinal Sections Drawing No. Mil-ESA-XX-XX-DR-A-210042 P05
- Wall Scoping Longitudinal Sections Drawing No. MIL-ESA-XX-XX-DR-A-210040 PO4.
- Green Infrastructure Statement MIL-ESA-XX-XX-RP-A-000221 received 07.04.2025
- Bat Survey Report, July 2023
- Roof Nesting Bird Survey Report, July 2023

Reason -To ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application.

- 3 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 Saturday and at no time on Sundays and Bank 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.

- 4 A Construction Traffic Management Plan shall be submitted and approved in writing by the local planning authority prior to the commencement of any work on site. This document should include the following details:

The means of access into the site for all construction traffic;
The location on site for the parking of vehicles for site operatives and visitors;
The management of vehicular and pedestrian traffic;
Wheel-cleaning facilities;
The sheeting of lorries leaving the site;
Temporary traffic management;

Details on the size of vehicles entering/exiting the site to ensure they are suitable for the means of access; and

The anticipated number / type of the vehicles entering/exiting the site per day.

Reason - In the interests of highway safety and free flow of traffic in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 5 **No development shall take place** until details, including structural calculations and facing materials, of any retaining wall which exceeds 1 metre in height have been submitted to and approved in writing by the Local Planning Authority. The walls shall be completed in accordance with the approved details before the development hereby approved is brought into beneficial use.

Reason - In the interest of safety and visual amenity in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 6 Prior to works commencing on the speed table along Masonic Street, as illustrated in the Landscape Masterplan (Drawing No. 950004 P08), details of its construction shall first be submitted to and approved in writing by the local planning authority. All works shall be carried out in accordance with the approved details prior to the public open space being opened to the public.

Reason - In the interests of highway safety traffic in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 7 **Prior to the surfacing of the public open space**, details for the provision of bird and bat boxes shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of the bird/bat boxes, plans/elevations to illustrate their location within the site and a timescale for its implementation. The development shall be carried out in accordance with the approved details.

Reason - Future Wales and Planning Policy Wales requires all development to maintain and enhance biodiversity and in accordance with Policy EnW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 8 All planting, seeding or turfing comprised in the approved Proposed Landscape Masterplan (Drawing No. 950004 P08) shall be carried out in the first planting and seeding seasons following the public open space being opened to the public 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.

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.

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.