

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: Cwm Taf Morgannwg University Health Board c/o WSP F.a.o. Mr C Clarke 1 Capital
Quarter Tyndall Street Cardiff

WHEREAS you submitted an application on the 28th January 2020 to develop: Former Site Of Johnny Owen Centre Forsythia Close Gurnos Merthyr Tydfil CF47 9DS short particulars of the application being as follows:-

Name of the Applicant

Cwm Taf Morgannwg University Health
Board
F.a.o. Mr I Worby
Strategic And Operational Planning
CwmTaf Morgannwg University Health
Prince Charles Hospital

Description of Proposed Development

Change of use of vacant scrub land to provide a car park
to be use (by staff and contractors) in association with
Prince Charles Hospital (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: 5th November 2020

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:

- Red and Blue line Boundary, Number: 900802, Rev: P1, Phase :1B, received: 11th June 2020;
- General Arrangement, Number: 900801, Rev: P4, Phase: 1B, received: 2nd November 2020;
- Soft Landscape Strategy, Number: 900804, Rev: P2, Phase :1B, received: 17th August 2020;
- Hard Landscape Strategy, Number: 900803, Rev: P4, Phase: 1B, received: 2nd November 2020;
- Landscape Reinstatement Strategy, Number: 900804, Rev: P3, Phase :1B, received: 17th August 2020;
- Hard and Soft Landscape Details, Number: 900805, Rev: P5, Phase :1B, received: 17th August 2020;
- Landscape Management Plan (prepared by HLM Architects), received: 17th August 2020;
- Starbeam Amber Specification/Details, received: 18th September 2020;
- JOC Car Park #2 External Lighting, Number: 630007, Rev: T02, received: 25th September 2020;
- Ecological Impact Assessment report, received: 12th May 2020;
- Method Statement, received: 12th May 2020.

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

- 3 The use of the car park shall cease and all associated paraphernalia, including all edges, fencing, surfaces/sub-base and lighting, shall be permanently removed from the site within six and a half years of the car park first being brought into use. The site shall be re-instated as open space within the first planting season following the removal of the car parking area, and planted and thereafter maintained, in accordance with the Landscape Reinstatement Strategy (on Drawing: 900804, rev: P3, Phase: 1B, received: 17th August 2020) and the Landscape Management Plan (received: 17th August 2020). 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 - In the interest of visual amenity and to ensure the provision of an improved and enhanced open space area, in accordance with LDP Policies EnW1, SW10 and SW11 of the Merthyr Tydfil Replacement Local Development Plan.

- 4 **Before the car park lighting, hereby approved, is brought into use** details of the days and times the lights would be illuminated, shall be submitted to and approved in writing by the Local Planning Authority. The car parking lights shall thereafter be used in accordance with the approved details.

Reason - In the interest of visual amenity and ecology to ensure compliance with LDP Policies EnW1 and SW11 of the Merthyr Tydfil Local Development Plan 2006-2021.

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.