

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: Wales And West Housing F.a.o. Mr M Blayney Archway House 77 Parc Ty Gas Llanisen

WHEREAS you submitted an application on the 2nd January 2019 to develop: Former Labour Exchange Penydarren Road Merthyr Tydfil short particulars of the application being as follows:-

Name of the Applicant

Wales And West Housing
F.a.o. Mr M Blayney
Archway House
77 Parc Ty Gas
Llanisen

Description of Proposed Development

The retention of an affordable housing scheme (8 flats) and associated off-street parking. Re-grading and engineering works to provide a reinstated landscaped embankment on land to the north east of the flats (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: 20th March 2020

Signed:
(Head of Town Planning)

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

CONDITIONS

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

LEM-HYD-XX-GI-DR-G-1004-S3-P2
LEM-HYD-XX-GI-DR-G-1008-A-P2
LEM-HYD-XX-GI-DR-G-1009-A-P2
LEM-HYD-XX-GI-DR-G-1010-A-P1
LEM-HYD-XX-GI-DR-G-1011-A-P1
LEM-HYD-XX-GI-DR-G-1012-A-P1
LEM-HYD-XX-GI-DR-G-1013-A-P1
LEM-HYD-XX-GI-DR-G-1014-A-P1
LEM-HYD-XX-GI-DR-G-1015-A-P1
LEM-HYD-XX-GI-DR-G-1016-A-P1
LEM-HYD-XX-GI-DR-G-1017-A-P1
LEM-HYD-XX-GI-DR-G-1018-S4-P1
LEM-HYD-XX-GI-DR-G-1019-S4-P1
LEM-HYD-XX-GI-DR-G-1020-S4-P1
C161041-S900 - RevC
C161041-S910 - RevC
C161041-S911 - RevB
C161041-S920 - RevB
C161041-S921 - RevB
C161041-S930 - RevA
C161041-S931 - RevA
C161041-S940 - RevD
C161041-S941 - RevC
C161041-S942 - RevD
XXX-HYD-XX-XX-DR-C-0003-S4-P08
LEM-HYD-XX-XX-DR-C-0005-S4-P02
LEM-HYD-XX-XX-DR-C-0200-S4-P02
C161041-C001-02:L Proposed Levels (Apartments)
C161041-C002-02:K Proposed Drainage (Apartments)
C161041-C002-03:B Drainage Details
C161041-C003-02:D Surface and Kerbing
LEM-HYD-XX-XX-RP-G-1002-S2-P1.3
1549_22-25/1 (Flat Elevations including bat and bird boxes)
1549_1-27/1 (Roof Plan)
1549_1-32 (Ground Floor of Flats)
1549_1-33 (First Floor of Flats)
1549_1-34 (Second Floor of Flats)
1549/3/23/1 (Site sections through statue land and proposed car park)
1549/3/24 (Site section C)
1549/4/12/1 (Site Plan: Hard and Soft Landscaping Planning December 2018)
1549/4/11 (Site Plan Planning December 2018)
680/01/B (Proposed Landscape Works)
680/02 (Ground Preparation ZoneB/part Zone A)
Geotechnical Design Report (Hydrock 12/12/18)

Earthworks Specification (Hydrock 12/12/18)
Retaining Wall Calculations (Hydrock 30/11/18)
Landscape Management Plan (Fiona Clarke - February 2019)

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

- 2 The proposed residential units hereby approved shall only be used for affordable housing purposes in accordance with the definition of affordable housing as set out in paragraphs 5.1 and 5.2 of Technical Advice Note (TAN) 2: Planning and Affordable Housing (June 2006) or any future guidance that replaces it. The residential units shall be affordable for both the first and subsequent occupiers.

Reason - To ensure the residential properties are only used for affordable housing.

- 3 **Within 3 months of the completion of the development**, a detailed report on the archaeological work carried out on the site, shall be submitted to and agreed in with the local planning authority.

Reason - To identify and record any features of archaeological interest discovered during the works, in order to investigate the impact of the works on the archaeological resource in accordance with Policy CW1 Merthyr Tydfil County Borough Council Replacement Local Development Plan.

Condition 3 Discharged on 07.01.21 under Application P/20/0316.

- 4 All planting, seeding or turfing comprised in the approved details of landscaping (Drawing No. 680/01/B) 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.

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.

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that Order with or without modification), no fences, railings, gates or walls shall be erected (other than those hereby permitted) without the express permission of the local planning authority.

Reason - In the interests of visual amenity in accordance with Policy SW11 of the Merthyr Tydfil Replacement Local Development Plan.

- 6 **Within 3 months of the date of this permission**, details of any boundary treatments to the southern and western boundaries of the re-profiled slope shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved plans.

Reason - In the interests of visual amenity in accordance with Policy SW11 of the Merthyr Tydfil Replacement Local Development Plan.

- 7 Construction works on the development site shall not take place other than during the following times:-

Mondays to Fridays - 0800 - 1800 hours

Saturdays - 0900 - 1400 hours

Nor at any time on Sundays, Bank or Public Holidays

Unless otherwise agreed in writing by the Local Planning Authority.

Reason - To ensure that noise emitted from this development is not a source of nuisance to occupants of nearby residential properties.

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.