

**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 Andrea Howe c/o Mr Gary Phelps Stanwell Architects 147 Stanwell Road Penarth  
CF64 3LL

**WHEREAS** you submitted an application on the 21st March 2023 to develop: Waunfach House Winch Fawr Road Heolgerrig Merthyr Tydfil CF48 1TF short particulars of the application being as follows:-

**Name of the Applicant**

Mrs Andrea Howe  
4 Trevor Close  
Pant  
Merthyr Tydfil  
CF48 2BG

**Description of Proposed Development**

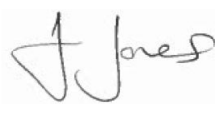
Removal of single storey extensions to side and rear, erection of two storey and single storey rear extensions, construction of a new roof with raised ridge line to provide loft accommodation two front dormers, two new chimneys and other external alterations. Construction of new garage in garden (Full)

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:** 17th October 2023

**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:

Drawing Title: Proposed Ground Floor Plan, Drawing Number: A105, Received on 21 March 2023.

Drawing Title: Proposed First Floor Plan, Drawing Number: A106, Received on 21 March 2023.

Drawing Title: Proposed Loft Plan, Drawing Number: A107, Received on 21 March 2023.

Drawing Title: Proposed Elevations, Drawing Number: A108, Received on 21 March 2023.

Drawing Title: Proposed Garage, Drawing Number: A110, Received on 21 March 2023.

Drawing Title: Proposed Site Plan, Drawing Number: A111 Rev. 1, Amended Plan Received on 14 June 2023.

Preliminary Ecological Appraisal and Bat Surveys 2023, Rev. V1.3, Produced by East Ecology, Amended Report Received on 11 October 2023

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

- 3 Before the development hereby permitted is brought into use, the loft window in the south eastern elevation shall be fitted with obscured glazing, details of which shall first be submitted to and agreed in writing by the local planning authority and any part of the window that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. The window shall be permanently retained in that condition thereafter.

**Reason** - In the interest of residential amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan

- 4 **No development shall take place** until a Biodiversity Enhancement Plan (BEP) including full details of all mitigation, enhancement and management measures with timings of their installation/provision, has been submitted to and approved in writing by the local planning authority. The development shall be undertaken, in accordance with the approved details and the mitigation and enhancement measures shall be retained in perpetuity.

**Reason** - In the interests of biodiversity and visual amenity in accordance with Policies SW11 and EnW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 5 Prior to its installation, full details of external lighting shall be submitted to and agreed in writing by the Local Planning Authority. The Lighting Plan shall include:

- Details of the siting and type of lighting to be used.
- Drawings setting out light spillage.

The lighting shall only be installed in accordance with the approved details and maintained as such thereafter.

**Reason** - To limit the impact on protected species and reduce light pollution in accordance with policies EnW2 and EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

## INFORMATIVES

1. Warning: An European protected species (EPS) Licence is required for this development.

This planning permission does not provide consent to undertake works that require an EPS licence.

It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine. To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at <https://naturalresources.wales/conservation-biodiversity-and-wildlife/european-protected-species/?lang=en>

2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding.

If works to any trees, hedgerows and/or other nesting bird habitat (including buildings with suitable features) are to be undertaken, they will take place outside of the bird nesting season. If the works must be undertaken during the nesting season (generally from 1st March until 31st August, although birds are known to nest outside of these dates in suitable conditions), a breeding bird survey will be required and must be carried out by a suitably qualified ecologist. Any active nests identified will be protected until the young have fledged.

Where a Schedule 1 species (as defined in the Wildlife and Countryside Act - <https://www.legislation.gov.uk/ukpga/1981/69/schedule/1>) is involved, compensation for impacts, e.g., loss of nesting sites, will be devised and implemented.

3. With reference to condition 4, the Biodiversity Enhancement Plan (BEP) shall include full details of all mitigation and enhancement measures, including but not limited to the following:
  1. Supplementary planting in hedges (replacement of non-native with native species);
  2. Bat features (ridge access and bat box);
  3. Bird boxes;
  4. Meadow area, with suitability for reptiles and amphibians.
4. Works to all sensitive areas for bats (including the soft strip of roof materials and the work to enclose the space from potential bat access to the tops of the wall plates) will be undertaken outside of the hibernation season for bats (i.e. between November to February, inclusive).

## NOTES

Your attention is drawn to the following:-

Appeals to 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 Planning and 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 **12 weeks** 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 the Planning & Environment Decisions Wales website ([www.gov.wales/planningappeal](http://www.gov.wales/planningappeal)) to complete your appeal.
- 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.
- 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, 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.**