

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: Murphy Corke Developments Ltd c/o Paul Overton Architects 97A High Street Merthyr
Tydfil CF47 8UD

WHEREAS you submitted an application on the 19th July 2019 to develop: Former Ebenezer Chapel
Pontycapel Road Cefn Coed Merthyr Tydfil short particulars of the application being as follows:-

Name of the Applicant

Murphy Corke Developments Ltd
6 Celyn Court
Ynysfach
Merthyr Tydfil
CF48 1AD

Description of Proposed Development

Convert premises into 2, 2 bedroom flats and 2, 1
bedroom flats, with associated amenity space and parking
provision (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: 25th June 2020

Signed:


(Head of Town Planning)

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

CONDITIONS

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

- Project no: 9019, Drawing no: 201, Revision: C, received 11th June 2020;
- Project no: 9019, Drawing no: 202, Revision: G, received 19th June 2020;
- Project no: 9019, Drawing no: 203, received 19th July 2020;
- Project no: 9019, Drawing no: 206, received 4th May 2020;
- Wildwood Ecology -Bat Activity Survey Report, Ebenezer Chapel, Cefn Coed (document ref: WWE20024 BAS REV A, 11/05/2020), received: 15th May 2020.

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

- 2 The construction of the car park as shown on plan, Project no: 9019, Drawing no: 202, Revision G, received 19th June 2020, shall be completed in accordance with the approved details prior to the occupation of the flats hereby approved, and the car parking spaces shall remain available for their designated use in perpetuity.

Reason - To ensure that vehicles are parked off the highway in the interests of road safety in accordance with Policies SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 3 Within 2 months of the date of this permission, details of a scheme for the eradication of Japanese Knotweed (*Fallonia japonica*, *Rouse decraene*, *Polygonum cuspidatum*) shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved scheme.

Reason - To ensure compliance with the Wildlife and Countryside Act 1981.

Condition 3 Discharged on 11.02.2021 - Application No. P/21/0006

- 4 All planting, seeding or turfing comprised in the approved details of landscaping (Plan Project no: 9019, Drawing no: 202, Revision: G) 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 biodiversity and to accord with Policies SW11, EnW1 and EnW5 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 5 Prior to the occupation of the flats hereby approved, a plan indicating the height, design, materials and type of boundary treatment to be erected (to include details the proposed gate off Pontycapel Road), shall be submitted to and approved by the local planning authority. The boundary treatments shall be completed as approved before the occupation of the flats.

Reason - To ensure that the new development will be visually attractive and boundaries protected in the interests of amenity in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

Condition 5 Discharged on 11.02.2021 - Application No. P/21/0006

- 6 Prior to the occupation of the flats hereby approved, a plan indicating the height, design and material finishes of the seven bollards proposed along the western boundary of the site (adjacent to the footpath at Old Church Street), shall be submitted to and approved by the local planning authority. The development shall be completed as approved before the occupation of the flats and retained as such thereafter.

Reason - To ensure that the new development will be visually attractive and acceptable in the interests of amenity and in respect of highway and pedestrian safety, in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

Condition 6 Discharged on 11.02.2021 - Application No. P/21/0006

- 7 Notwithstanding the provisions of schedule 2, Part 2, Class A 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, gates, walls or any other form of enclosure shall be erected other than those expressly authorised by this permission.

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

INFORMATIVES

1. This permission does not convey any authorisation/consents that may be required to access, disturb or carry out works, which may involve any artefacts or other remains, within or on the burial ground.
2. This permission does not convey any authorisation that may be required to gain access onto land not within your ownership or control.

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.