

DELEGATED REPORT

Application No:	P/25/0032
Site Address:	Cambrian House Bethesda Street Merthyr Tydfil CF47 8LN
Development:	Solar Panels to main roof
Case Officer:	Kate Glover
Site Visit:	25th February 2025
Application Expiry Date:	5th June 2025
Consultation reply date expired:	18th March 2025

APPLICATION SITE

This application site relates to a two-storey building, located within Morgantown Conservation Area. The building has a traditional and historic character and appearance, and the external materials include a slate roof and rendered elevations.

The building is the last property along Bethesda Street and its west elevation, is attached to Vulcan House, which is a Listed Building (Grade II). To the east of the application building is an area of amenity grass.

The site is located close to the Bethesda Street and A4054 interchange and due to the open nature of this part of Merthyr Tydfil, the application building and nearby Listed Building are clearly visible from a number of viewpoints within the public realm.

The site also lies within the Settlement Boundary as designated within the Local Development Plan.

PROPOSED DEVELOPMENT

This application seeks planning permission to install solar slates on the front (south-west), roof elevation of the property, and details of the proposed slates and a sample have been submitted in support of the proposal. The solar slates would occupy most of the roof area, approximately 25.2m², would be grey in colour and be sited so that they are flush with the roof pitch/slope.

Details of biodiversity enhancement have been provided, and a bat box and sparrow terrace would be positioned under the eaves on the south-east elevation of the property.

PLANNING HISTORY

P/25/0105 Create new access to first floor flat through rear roof of the building
Under consideration

CONSULTATION

No consultation exercise was considered necessary in this instance.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining properties, and a site notice was displayed within the vicinity of the site

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Policy

The Future Wales – the National Plan 2040 sets out a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

National Planning Policies

Planning Policy Wales (Edition 12, February 2024) (PPW12).
Technical Advice Note 24: The Historic Environment
Technical Advice Note 12: Design

Local Policy

Merthyr Tydfil County Borough Council Replacement Local Development Plan (LDP) 2016-2031:

Policy SW4 – Settlement boundaries
Policy SW11 – Sustainable design and Placemaking
Policy CW1 – Historic Environment
Policy EnW1 – Nature Conservation and Ecosystem Resilience
Policy EnW4 – Environmental Protection
Policy EcW8 – Renewable Energy

In addition, the application will be determined having regard to the advice contained within the following Supplementary Planning Guidance (SPG) Notes:

Note 4 – Sustainable Design, July 2013
Note 5 – Nature and Conservation, May 2015

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed introduction of PV solar slates would be the principle of development, impact upon the character and appearance of the premises, the conservation area and adjacent Listed Building. Impact on residential amenity and ecology are also important considerations.

Principle of Development

The application site lies within the settlement boundary – Primary Growth Areas. New development in such areas is supported by LDP Policy SW4 provided it complies with other relevant planning policies.

Given the nature of development, LDP Policy EnW8 is also relevant. This policy states that the use of renewable energy will be supported as a means of reducing local carbon footprint.

The proposed development is therefore acceptable in principal and would comply with LDP Policies SW4 and EnW8.

Character and Appearance, Conservation Area and Listed Building

The proposed development, as described above, seeks to introduce solar slates on the front roof slope of the premises. This roof slope and the adjacent Listed Building are visible from public view points around the premises.

The solar slates would be grey in colour and the size and depth would be very similar to the existing roof slates. The combination of colour and method of positioning the solar slates would result in a development with a similar finish to that of the existing roof slates and would not appear incongruous when viewed from the street scene by passers-by. The proposal would therefore result in an acceptable form of development which would not result in significant harm to the character and appearance of the property, nor would it adversely affect the character and setting of the adjacent Listed Building, the existing street scene or wider conservation area.

As such, the proposal meets the requirements of LDP Policies CW1 and SW11.

Residential Amenity

Given the nature and siting of the development, the proposal would not cause any harm upon the surrounding residential amenity.

It is also noted that, no representations were received following the publicity exercise.

As such, the proposal meets the requirements of LDP Policy SW11.

Ecology

Given the nature of the proposed works to the roof of the premises, a Preliminary Roost Assessment (PRA) report has been submitted and has been reviewed by the Council's Ecologist. The PRA advises that the roof did not provide any access points for bats and

there was no evidence of bats using the roof space. The PRA also advises that in the unlikely chance that there are access points which have not been identified, the works should be carried out in line with an ecological method statement and, in the unlikely event that any bats or evidence of bats are found, all works will cease and Natural Resources Wales is contacted by the developer. Section 8 of the PRA sets out the methodology for the works to the roof, which includes a 'tool-box talk' and a suitably licenced and experienced ecologist to be on site or on call for the duration of the works.

Given the findings of the PRA and the methodology contained within, the document can be listed in the condition relating to the approved plans and documents.

As noted in chapter 6 of PPW, applications should be supported by Green Infrastructure Statements (GIS). Given the nature of development, this would not be deemed a reasonable requirement in this instance. Notwithstanding this, the ecological enhancements can be controlled by condition, thus providing additional habitats in the local area, and therefore contribute to the wider green infrastructure objectives.

As such, the proposal meets with the requirements of LDP Policy EnW1.

Conclusion

The duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 ("the WBFG Act") has been taken into consideration when determining this application. In reaching the following recommendation, the ways of working set out at section 5 of the WBFG Act have been considered and thus the proposal is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives set out as required by section 8 of the WBFG Act.

Having regard to the policy context above, the proposal is considered to be acceptable and the following recommendation is made:

RECOMMENDATION: BE APPROVED subject to the following **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, documents and sample:

Drawing Title: Proposed Plans, Drawing No: TG-03, Rev B, Received on 12 March 2025.

Drawing Title: Proposed Elevations, Drawing No: TG-04, Rev C, Received on 12 March 2025.

Brochure: PV Slate by GB-Sol, 2023-12 version, Received on 12 March 2025.

Sample: PV Slate by GB-Sol, Received on 12 March 2025.

Initial Bat Inspection Survey, Issue 1, Version A by BE Ecology, Received on 10 April 2025

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

3. **Prior to the development hereby approved coming into beneficial use** the bat box and sparrow terrace shall be provided in accordance with approved plan Drawing Title: Proposed Elevations, Drawing No: TG-04, Rev C. The bat box and sparrow terrace shall be maintained as such in perpetuity.

Reason - In the interest of biodiversity in accordance with the requirements of Planning Policy Wales 12, The Environment Wales Act and Policy EnW4 of the Merthyr Tydfil Merthyr Tydfil County Borough Council Replacement Local Development Plan.

INFORMATIVES

1. This planning permission does not provide consent to undertake works that require a European Protected Species (EPS) licence. All bats and their roosts are protected under UK and European legislation. It is an offence to deliberately kill, injure, capture or disturb a bat or to recklessly damage or destroy their breeding sites or resting places.

If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. on 0300 065 3000 or at <https://naturalresources.wales/permits-and-permissions/species-licensing/apply-for-a-protected-species-licence/bat-licences/?lang=en>.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

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.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

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DATE: 29.04.2025