

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: Mr Matthew Phillips c/o Mr David Hand DPH Architect 6 West Grove Merthyr Tydfil CF47
8HJ

WHEREAS you submitted an application on the 24th September 2025 to develop: 63 Brecon Rise Pant Merthyr Tydfil CF48 2EE short particulars of the application being as follows:-

Name of the Applicant

Mr Matthew Phillips
9 Rheidol Close
Cwmbach
Aberdare
CF44 0BH

Description of Proposed Development

Erection of dwelling with associated parking and external works (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: 9th July 2026

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: Contextual Site Plan, Drawing Number: PL01 Rev. E, Received 13 February 2026

Drawing Title: Proposed Site Plan, Drawing Number: PL02 Rev. F, Received 13 February 2026

Drawing Title: Proposed Ground Floor Plan, Drawing Number: PL03 Rev. E, Received 13 February 2026

Drawing Title: Elevations - North & East, Drawing Number: PL05 Rev. F, Received 24 April 2026

Drawing Title: Elevations - South & West, Drawing Number: PL06 Rev. E, Received 13 February 2026

Drawing Title: Proposed Drainage Diversion Plan, Drawing Number: PL09 Rev. D, Received 13 February 2026

Drawing Title: Landscaping Plan, Drawing Number: PL10 Rev. B, Received 24 April 2026

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

- 3 **No development or site clearance shall take place** until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping. The scheme shall include details of the locations, numbers and species of all trees and planting. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the bungalow 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 - Future Wales and Planning Policy Wales (Edition 12, February 2024) requires all development to maintain and enhance biodiversity and to ensure that the new development will be visually attractive in the interests of amenity and to accord with Policies Enw1 and SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 4 **BEFORE** the dwelling hereby approved is brought into beneficial use, a sparrow terrace shall be provided in accordance with drawing number PL05 Rev. F and shall be retained in perpetuity thereafter.

Reason - Future Wales and Planning Policy Wales (Edition 12, February 2024) requires all development to maintain and enhance biodiversity and to accord with Policy EnW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 5 Demolition or construction works shall not take place outside the hours of 08:00 to 18:00 Mondays to Fridays and 09:00 to 14:00 on Saturdays and at no time on Sundays or Public Holidays.

Reason - To ensure that the noise emitted/activities are not a source of nuisance to occupants of nearby properties in accordance with Policies SW11 and EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 6 **BEFORE** the dwelling hereby approved is occupied the vehicular access and driveway/parking area shall be provided in accordance with drawing number PL01 Rev. E. and shall thereafter be kept available for the parking of vehicles in perpetuity.

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

- 7 Prior to the occupation of the dwelling hereby approved a plan indicating the positions, height, design, materials and type of boundary treatment to be erected shall be submitted to and approved by the local planning authority. The boundary treatment shall be completed as approved before the dwelling is occupied.

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.

- 8 No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason - To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment and to accord with Policy EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 9 No surface water shall discharge onto the adopted highway.

Reason - In the interests of highway safety in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 10 No development shall commence until a detailed scheme for the diversion of the public sewers crossing the site has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include, a detailed design of the proposed diversion, measures to safeguard the structural integrity of the public sewer and provisions to ensure continued access for maintenance and repair. The approved diversion scheme shall be fully implemented and completed prior to the commencement of any other development pursuant to this permission. The development shall thereafter be carried out in accordance with the approved diversion scheme, and the protection measures shall be retained for the lifetime of the development.

Reason - To ensure that the proposed development does not affect the integrity of the public sewerage system in the interests of public health and safety and to accord with Policy EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

INFORMATIVES

1. The developer is advised to seek appropriate legal advice if the development to which this application refers involves either:-

- i) work on an existing wall shared with another property;
- ii) new building on the boundary with a neighbouring property;
- or
- iii) excavating near a neighbouring building.

as these works may fall within the scope of the Party Wall Act 1996 and may require statutory notices to be served on affected owners.

2. If a drop kerb is required, an application form to obtain permission for this aspect of the development can be obtained from the highways department;

Website : <https://www.merthyr.gov.uk/resident/parking-roads-and-travel/roads-footways-and-pavements/dropped-kerb/>
Email : Highways.CustomerCare@merthyr.gov.uk Tel no : 01685 727470 or 725000

3. The developers attention is drawn to the comments received during the application process from Dwr Cymru Welsh Water. These can be viewed on the Merthyr Tydfil County Borough Council website.

NOTES

Your attention is drawn to the following:-

Appeals to the 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 the Planning & 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 **six months** 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 Planning & Environment Decisions Wales website (www.gov.wales/planningappeal) to complete your appeal.
- The 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.
- The 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, the 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.