

DELEGATED REPORT

Application No:	P/25/0301
Site Address:	1 & 2 Brynseion Cottages Twynyrodyn Road Twynyrodyn Merthyr Tydfil CF47 0SE
Development:	Create 4 parking spaces on land at the rear of 1 & 2 Brynseion Cottages and associated retaining walls and steps.
Case Officer:	Kate Glover
Site Visit:	3rd December 2025
Application Expiry Date:	25th March 2026
Consultation reply date expired:	24th December 2025

APPLICATION SITE

The application site relates to a pair of semi-detached dwellings, known as 1 and 2 Brynseion Cottages. The dwellings are located behind Nos. 90 and 90A Twynyrodyn Road, and to the southwest of Seion Chapel (a Grade II listed building). Nos. 1 and 2 have pedestrian access only, via a narrow path positioned between No. 90 and the Chapel.

The outdoor amenity areas for Nos. 1 and 2 consist of rear gardens located to the south of the dwellings. The southern garden boundary adjoins Tramroad Side South (Tramroad). Due to the local topography, the rear gardens slope steeply towards the south and down to the boundary with Tramroad. The ground along the boundary is retained by a natural stone wall approximately 1.8 m in height. The rear gardens appear to have undergone some recent clearance of trees and shrubs.

The application dwellings are situated within a predominantly residential area. A modern residential estate lies to the west/southwest of Tramroad. On the north side of Tramroad, the properties are more historic in character, modest in scale and layout, with some benefiting from small off-road parking areas. Natural stone walls are a common boundary treatment both within the estate and among many properties in the wider area. It is also noted that off-road parking opportunities in the vicinity of the application site are limited.

The application site lies within the settlement boundary as designated within the Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2031.

PROPOSED DEVELOPMENT

The proposal is for the creation of four parking spaces along Tramroad, together with a set of steps providing access from the parking area to the rear gardens of the application properties.

To accommodate the parking spaces, approximately 29 m of the existing boundary wall adjacent to Tramroad would be removed. Engineering operations would then be undertaken to create a level area approximately 3.5 m in width, capable of accommodating four vehicles parked parallel to Tramroad. A new retaining wall would be constructed, measuring approximately 2.38 m in height. The wall would incorporate tapered ends to ensure it ties in appropriately with the remaining retaining and boundary features on the site, and it would be finished in natural stone to match the existing boundary wall.

The proposed steps would be shared by both properties and positioned closer to the western side of the parking area than the eastern side.

The combined footprint of the steps, retaining walls, and hardstanding for the parking area amounts to approximately 119 m².

Some pre-emptive clearance of trees and shrubs has already taken place. The application includes proposals for new landscaping, comprising the planting of six native-species trees, five areas of native shrub planting, and an area of wildflower habitat. Biodiversity enhancement would also be provided through the installation of a bird box beneath the eaves on the east elevation of No. 1, and a bat box beneath the eaves on the west elevation of No. 2.

PLANNING HISTORY

The Council's records do not indicate any other recent or relevant planning history for this site.

CONSULTATION

Head of Engineering and Highways:	No objection subject to conditions.
Planning Ecology Officer:	No objection subject to conditions.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to 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 Development Framework

Future Wales: the National Plan 2040 (February 2021) (Future Wales) 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) (PPW).

Local Planning Policies

The following policies of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 (LDP) are relevant to the determination of this application:

- SW4 Settlement Boundaries
- SW11 Sustainable Design and Placemaking
- EnW1 Nature Conservation and Ecosystem Resilience
- EnW4 Environmental Protection
- CW1: The Historic Environment

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
- Note 5, Nature and Development
- Note 6, A Design Guide for Householder Development

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to the principle of development, impact upon the character and appearance of the property, the street scene and the wider area, impact upon the residential amenity of neighbours, highway safety and ecology.

Principle of Development

The proposal would be located within the garden areas of No. 1 and 2 Brynseion cottages, and the settlement boundary. The principle of development is acceptable and meets with the requirements of policy SW4.

Character and visual amenity

The application site is located close to Seion Chapel (Grade II listed) and lies within Urban Character Area 3 (Twynyrodyn, including Ysgubor Newydd and Penyrheol). The design and visual impact of the development are therefore key considerations. Policy CW1 requires that proposals preserve or enhance designated historic environment assets.

The proposal would create a parking area where cars are parked parallel to the road and although the proposal would require extensive engineering works, the depth of the parking area would be approximately 3.5m and the new stone clad retaining would be approximately 0.6m higher than the existing wall. It is noted that the built development in the area is typically buildings and recessed parking areas and as such the proposal would not create an incongruous feature in the street scene.

In regard to the development's potential impact on the setting of Seion Chaple, the Chapel sits more than 8m above the proposed parking area and whilst the rear elevation of the chapel can be seen there is approximately 35.5m from the rear of the chapel and by ensuring the replacement retaining wall use of appropriately coursed and pointed the proposal would not cause and significant impact on the setting of this listed building.

The introduction of a set of steps leading from the parking area to No's 1 and 2 would be visually acceptable in this residential location.

The proposal would not harm the setting of the nearby listed chapel and would not appear out of keeping in the street scene, the proposal therefore accords with LDP Policies SW11 and CW1.

Residential Amenity

The new retaining wall would be constructed along the southeast boundary of the site and the parking area would be located at a lower level than the neighbouring properties and their associated gardens. As such, the proposal would not result in a significant increase in overlooking, loss of light or an overbearing form of development.

Parking and Highway Safety

The Head of Engineering and Highways raises no objection and notes that the proposal would provide a gain in off-street parking provision, as the application properties currently have none. The Head of Engineering and Highways recommended that an ACO style drain was used to manage surface water and ensure none discharged on to the public highway. The proposed plans incorporate an ACO drain along the side of the parking area where it adjoins Tramroad.

The proposed works would create a parking area measuring approximately 3.5m wide and 19.77m long would therefore meet with the requirements of CSS Wales Parking Standards 2008 where parking spaces should measure 2.6m by 4.8m.

No highway safety concerns have been raised and therefore the proposal meets the requirements of LDP Policy SW11.

It is also noted that the area of the works appears to be greater than 100m² and therefore SAB is required.

Ecology

The Council's Ecologist notes the submission of an Ecological Report and does not object to the proposal.

As noted above pre-emptive site clearance of trees and shrubs has taken place and historic imagery shows that tree and shrub cover within the garden areas increased between August 2009 and July 2016, whereas there were fewer trees and greater numbers of shrubs in November 2021.

Chapter 6 of PPW, advises that development should be approached and assessed by using the DECCA Framework and Step-Wise approach, and applications should be supported by Green Infrastructure Statements (GIS). Chapter 6 of PPW also requires that

the loss of any biodiversity is avoided in the first instance and if the loss can be justified, it should be mitigated with enhancements incorporated into the development.

PPW states that... *“Permanent removal of trees, woodland and hedgerows will only be permitted where it would achieve significant and clearly defined public benefits. Where individual or groups of trees and hedgerows are removed as part of a proposed scheme, planning authorities must first follow the step-wise approach as set out in paragraph 6.4.15. Where loss is unavoidable developers will be required to provide compensatory planting (which is proportionate to the proposed loss as identified through an assessment of green infrastructure value including biodiversity, landscape value and carbon capture). Replacement planting shall be at a ratio equivalent to the quality, environmental and ecological importance of the tree(s) lost and this must be preferably onsite, or immediately adjacent to the site, and at a minimum ratio of at least 3 trees of a similar type and compensatory size planted for every 1 lost. The planting position for each replacement tree shall be fit to support its establishment and health, and ensure its unconstrained long-term growth to optimise the environmental and ecological benefits it affords.”*

The Technical Report and plans include mitigation in the form of 6 native species trees, 5 areas of native species shrub planting and an area of wildflower planting. Biodiversity enhancement would be provided via a bird box, positioned under the eaves on the east elevation of No. 1, and a bat box under the eaves on the west elevation of No. 2. Whilst the exact number of trees and scrub lost through pre-emptive clearance the proposed ecological mitigation and enhancements are satisfactory. The measures and planting regime can be controlled by condition, thus providing replacement and additional habitats in the local area, and therefore contribute to the wider green infrastructure objectives. Accordingly, the proposal would meet the requirements of Policy EnW1 of the LDP.

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 and document:

Drawing Number: BC-06, Rev A, (Existing and Proposed Elevation), Received on 14 November 2025

Drawing Number: BC-04, Rev A, (Proposed Sections), Received on 14 November 2025

BE Ecological report, Received on 20 November 2025

Drawing Number: BC-05, Rev B, (Proposed Ecological Enhancements), Received on 5 January 2026

Drawing Number: BC-02, Rev C, (Proposed Plans and Planting), Received on 13 February 2026

Reason -To ensure compliance with the approved plans 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 Number: BC-05, Rev B, (Proposed Ecological Enhancements). 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 County Borough Council Replacement Development Plan (2016-2031).

4. **In the first planting season (March to May) after the development hereby approved coming into beneficial use**, the planting shall be provided in accordance with approved plan Drawing Number: BC-02, Rev C, (Proposed Plans and Planting), and approved document: BE Ecological report, Received on 20 November 2025. The scheme of planting 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 County Borough Council Replacement Development Plan (2016-2031).

5. Before the development is brought into beneficial use the vehicular access together with parking facilities shall be surfaced in consolidated materials (not loose stone or chipping) and shall be retained thereafter for the parking of vehicles and no other purpose.

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

6. No development shall take place until details, including structural calculations of any retaining wall which exceeds 1 metre in height have been submitted to and approved in writing by the Local Planning Authority. The walls shall be completed in accordance with the approved details before the development hereby approved is brought into beneficial use.

Reason - In the interest of safety and visual amenity in accordance with Policy SW11 of Merthyr Tydfil County Borough Council Replacement Local Development Plan (2016-2031).

7. Prior to the commencement of any external stone facing works to the new retaining wall fronting Tramroad, a sample panel of the proposed stonework shall be constructed on site and made available for inspection by the Local Planning Authority. The panel shall be a minimum of 1 metre by 1 metre and shall demonstrate the proposed stone type, colour, texture, coursing, joint widths, mortar mix, mortar colour, and pointing finish. The external stone facing works shall thereafter be carried out strictly in accordance with the approved sample panel, which shall be retained on site for reference until completion of the stonework.

Reason - To protect the character and appearance of the conservation area in accordance with Policy CW1 of the 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.

3. The applicant/developer is advised to liaise with the County Borough Council's Head of Engineering regarding any consents which are required in association with the provision of any vehicle cross over.

4. The applicant is advised that, under Schedule 3 of the Flood and Water Management Act 2010, developments creating 100m² or more of new impermeable surface require separate Sustainable Drainage Approval Body (SAB) approval prior to construction. Planning permission does not constitute SAB approval. Please contact the Local Authority SAB team for guidance.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 20.03.2026