

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 Mark Connelly c/o Mr Philip Harris 3dcadwales Limited 5 Ashlea Drive Thomastown
Merthyr Tydfil

WHEREAS you submitted an application on the 14th November 2025 to develop: 1 & 2 Brynseion Cottages Twynyrodyn Road Twynyrodyn Merthyr Tydfil CF47 0SE short particulars of the application being as follows:-

Name of the Applicant

Mr Mark Connelly
1 & 2 Brynseion Cottages
Merthyr Tydfil
CF47 0SE

Description of Proposed Development

Create 4 parking spaces on land at the rear of 1 & 2 Brynseion Cottages and associated retaining walls and steps. (Full)

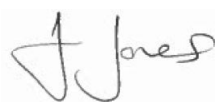
The Council in pursuance of its powers under the above mentioned Act and Order hereby **GRANTS PERMISSION** for the carrying out of the proposed development as described above and in accordance with the application and plans (if any) submitted with the application subject to compliance with the following conditions.

CONDITIONS

Please see attached.

Date: 20th March 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 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.

NOTES

Your attention is drawn to the following:-

Appeals to Planning & Environment Decisions Wales:

- 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) 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.