

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: Bike Park Wales c/o The Urbanists F.a.o. Mr L Hopkins The Creative Quarter 8A Morgan
Arcade The Creative Quarter

WHEREAS you submitted an application on the 22nd October 2018 to develop: Bike Park Wales Gethin Woodland Centre Abercanaid Merthyr Tydfil CF48 1YZ short particulars of the application being as follows:-

Name of the Applicant

Bike Park Wales
Mr M Astley
Gethin Woodland Centre
Abercanaid
Merthyr Tydfil

Description of Proposed Development

Erection of new bike hire centre with associated bike washing facilities and storage areas. Erection of new catering unit and staff office building (Full)

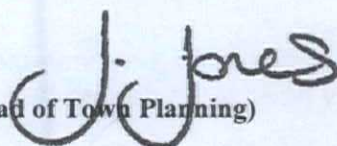
The Council in pursuance of its powers under the above mentioned Act and Order hereby **GRANTS PERMISSION** for the carrying out of the proposed development as described above and in accordance with the application and plans (if any) submitted with the application subject to compliance with the following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

CONDITIONS

Please see attached.

Date: 19th December 2018

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:

Drawing No. LT1811.00.01 - Site Location Plan, received 22.10.2018
Drawing No. LT1811.00.01 - Site Layout & Levels, received 22.10.2018
Drawing No. LT1811.04.01 Rev D - Bike Hire Centre Proposals, Received 22.10.2018
Drawing No. LT1811.04.02 - Bike Hire Centre Proposals, received 22.10.2018
Drawing No. LT1811.04.03 - Proposed Bike Hire Centre Proposals, received 22.10.2018

BS5837:2012 Tree Survey - Received 22.10.2018
Drawing No. 18/461/03 A - Phase 1 Planting Proposals, Received 22.11.2018
10 Year Landscape Maintenance Programme, received 23.11.2018

Drawing No. 001 Rev P1 - Mechanical and Electrical Services, received 22.10.2018
Drawing No. 002 Rev P0 - Mechanical and Electrical Services, received 22.10.2018
Drawing No. (50)P01 Rev A - Proposed Scheme Drainage Layout, received 22.10.2018
Drawing No. (60)P10 Rev A - Site Sections, received 22.10.2018
Drawing No. (60)P01 Rev A - Proposed External Works Scheme Layout, received 22.10.2018

Desk Study Report 12329/LP/18/DS - Received 20.11.2018

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

- 2 **Prior to works commencing on the bike hire building hereby approved**, a site investigation shall be carried out in accordance with the recommendations of the Desk Study Report (prepared by Integral Geotechnique) and the results of the site investigation shall be submitted to the Local Planning Authority. If any land instability issues are found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development shall be submitted to and approved in writing by the Local Planning Authority. Remedial measures shall be carried out prior to the occupation of the bike hire building in accordance with the approved details and retained in perpetuity.

Reason - The site may be unstable and as such in the interests of safety remedial measures may need to be carried out.

Condition 2 discharged on 19.8.19 - App. No. P/19/0207.

- 3 **Prior to works commencing on the bike hire building**, details including structural calculations and facing materials, of any retaining wall which exceeds 1 metre in height shall be submitted to and approved in writing by the Local Planning Authority. The walls shall be completed in accordance with the approved details before the bike hire building hereby approved is brought into beneficial use.

Reason - In the interest of safety and visual amenity in accordance with Policy BW7 of the Merthyr Tydfil Local Development Plan .

- 4 **Prior to the occupation of the bike hire building hereby approved**, details of the storage containers and food store container, as illustrated on drawing No. LT1811.04.02 , shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason - To ensure that the new development will be visually attractive in the interests of amenity and to accord with Policy BW7 of the Merthyr Tydfil Local Development Plan.

Condition 4 discharged on 2.3.20 - App. No. P/20/0041.

- 5 All planting, seeding or turfing comprised in the approved details (Drawing No. 18/461/03 A - Phase 1 Planting Proposal) of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the Bike Hire Building 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 to accord with Policy BW7 of the Merthyr Tydfil Local Development Plan.

INFORMATIVES

1. The applicant / developer is advised to contact Natural Resources Wales on 0300 065 3000 in respect of any necessary environmental permits that may be required for septic tanks and small sewerage treatment works.

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.