

DELEGATED REPORT

Application No: P/20/0219

Site Address: Former YMCA Building
Pontmorlais West
Merthyr Tydfil
CF47 8UT

Development: Conversion of building to offices with associated internal and external renovation works. Creation of a bat roost structure and the erection of a new extension with a new pedestrian access and bridged walkway. Construction of a new roof with dormer windows and roof lights to provide additional accommodation. The construction of a new car park and cycle store with access from Park Terrace and other associated works.

Case Officer: David Cross

Site Visit: 29th September 2020

Application Expiry Date: 11th November 2020

Consultation reply date expired: 21st October 2020

APPLICATION SITE

This application relates to the Grade II listed former YMCA building, which is situated in an elevated and prominent position along Pontmorlais West, overlooking the town centre to the south. The application site measures approximately 0.54 hectares and slopes down steeply from north-west to south-east with the building set into the slope.

The four storey YMCA building is largely constructed from red brickwork with contrasting buff terracotta dressings to the front and side elevations. The front elevation comprises seven bays of a symmetrical design with large windows of differing designs and sizes. At the centre of this elevation is a striking two storey oriel, which cantilevers over the main entrance. A decorative inscribed panel sits above the entrance along with a colonnade of paired Doric columns to either side. There are three entrances into the building from the promenade to the south-east, which lead into the former shops and main entrance hall. The shop fronts have been severely damaged and are no longer in-situ with the openings boarded up. The side elevations include terracotta giant order pilasters on the corners of the building topped with projecting cornices. The rear elevation of the main part of the YMCA has a red brickwork finish with simple fenestration. The rear annexe, including its curved cantilevered bay windows on either side, has a red brickwork finish with a rendered gable end, where it was historically linked to a rear building located in the north-west part of the site. The rear building fronted on to Park Terrace and was constructed of a less

elegant design to the rest of the building. It was subsequently demolished in 1994 with an upper plateau now remaining.

The current condition of the building is extremely poor. Although parts of the exterior to the front of the building appears to be in reasonable condition, the rear aspect of the building is noticeably deteriorating. Additionally, much of the interior and the roof were destroyed during a fire incident in 2003. A temporary scaffold roof structure has been put in place to protect the building.

The principle access to the YMCA building is via three entrances that front onto a promenade at the lower south-east part of the site. The promenade provides a link to Pontmorlais West and the town centre. Although the upper plateau can be accessed from Park Terrace, there is currently no access into the YMCA from this part of the site.

To the north-east of the site is a Masonic Hall, which is a red bricked building with sandstone detailing around the windows and an ornate portico. To the south-west is a large detached residential property with a traditional Pennant stone frontage and yellow brick detailing. To the north-west is Park Terrace, which is fronted by a mixture of Victorian villas, guest houses and terraced properties with bay windows, many of which have retained their traditional features. Opposite the site to the south-east are a number of commercial terraced properties, some of which have retained their traditional shop frontages.

The application site lies on the northern edge of the Town Centre Conservation Area and is adjacent to the Morgantown Conservation Area.

PROPOSED DEVELOPMENT

This application is essentially a re-submission of a previously approved scheme (Ref P/16/0122) for the conversion of the former YMCA to accommodate 11 offices with associated internal and external renovation/restoration works. The notable differences is the provision of a bat roost structure to the rear of the building, alternative material finishes to the dormers and rear elevation. In summary, the external alterations to the building would involve:

- Repairs/replacement of terracotta dressing and facing brickwork on all elevations.
- Installation of replacement timber framed windows and refurbishment of existing metal framed windows.
- Installation of replacement shop fronts on the south-east elevation.
- Construction of a new pitched natural slate roof with existing chimneys rebuilt using terracotta and brickwork to match existing.
- Installation of roof lights on the front roof plane and the provision of dormer windows on the rear roof plane of the main part of the building. These dormer windows would measure 7.9m wide, 3m high and 2.4m deep with a large area of glazing and terracotta sunscreen cladding used elsewhere on its elevations. Smaller dormers would also be installed on either side of the new roof above the rear annexe measuring 2.9m wide, 1.2m high and 1.5m deep.
- The gable end of the rear annexe would be re-rendered with a series of new windows provided between the chimney stacks, together with an area of terracotta sunscreen cladding and a terracotta stringcourse
- Demolition and rebuild of double storey oriel window.

- The existing dilapidated walls/structures on the north-east elevation at ground floor level would be retained and built up (5m high) to first floor level with a flat roof behind the existing embankment to provide a new roosting habitat for bats. Additionally, a new extension would be constructed in the same area measuring approximately 4.8m wide by 2.4m deep and 11.4m high. The external finishes of the extension would comprise a combination of facing brickwork, terracotta sunscreen cladding and glazed panels. A raised platform and bridged walkway would also be provided to the side of the extension to create a new pedestrian entrance from the upper plateau area. The walkway would have a terracotta rain screen cladded balustrade with brickwork piers at one end.
- Installation of three new shop fronts with modern frameless glass doors. The central main entrance would incorporate a timber frame surround windows on the side and above the door.
- Retractable security grills would be installed in front of each shop front and roller shutters would be installed internally above the ground floor windows on either side.

The proposed development would involve the conversion of the building to accommodate a total of 11 offices across four levels with a shared central staircase, meeting rooms and lobby/reception areas. Communal toilets would also be provided on the mezzanine and 3rd floor levels.

A structural appraisal of the building (submitted as part of the previous application P/16/0122) noted that the clinker concrete infill used in the floor construction within the rear annexe at the 2nd floor level has severely deteriorated and will need to be replaced with new concrete. Additionally, a new 3rd floor level would be constructed to replace what was initially removed following the demolition of the roof.

The internal layout of the building would largely remain as existing, with some new internal walls introduced in sections of the building. To improve the accessibility, a new lift would be provided in the north-east part of the building to provide disabled access to each floor level. It is noted that the lift would be positioned within an existing void where a timber staircase was originally located.

The proposed car parking area on the upper plateau, which would be accessed from Park Terrace via a new cross-over point, would accommodate 8 parking spaces. Additionally, a cycle shelter with five bicycle stands would be provided in the north-west corner of the site.

Whilst a detailed landscaping scheme has not been provided, it is noted on the submitted plans that the existing mature trees along Park Terrace would be retained and some planting would be introduced to small areas around the proposed car park.

The proposal would include repair works to the existing boundary walls around the site. Along the north-west boundary vertical steel bar fencing would be erected to infill sections where there are existing openings. Along the south-west and north-east boundaries, which adjoin a public walkway and the Masonic Hall respectively, the existing red brick walls would be retained with sections being replaced and rebuilt to match existing.

PLANNING HISTORY

P/20/0220 - Conversion of building to offices with associated internal and external renovation works. Creation of a bat roost structure and the erection of a new extension with a new pedestrian access and bridged walkway. Construction of a new roof with dormer windows and roof lights.

Listed Building application still under consideration.

P/16/0122 - Conversion of building to offices with associated internal and external renovation works. Demolition of existing walls/structures on the north-east elevation at ground floor level and the erection of a new extension with a new pedestrian access and bridged walkway. Construction of a new roof with dormer windows and roof lights to provide additional accommodation. The construction of a new car park and cycle store with access from Park Terrace and other associated access works.

Permission GRANTED on 20.12.2016

P/16/0123 - Conversion of building to offices with associated internal and external renovation works. Demolition of existing walls/structures on the north-east elevation at ground floor level and the erection of a new extension with a new pedestrian access and bridged walkway. Construction of a new roof with dormer windows and roof lights.

Listed Building consent GRANTED on 20.12.2016

P/13/0303 - Removal of collapsed roof timbers and masonry structure to top floor.

Listed Building consent GRANTED on 21.11.2013

P/06/0629 - Erection of 6 ft heras fencing at perimeter of site.

Planning Permission GRANTED on 10.01.2007

CONSULTATION

Head of Engineering - No objection.

Planning Division's Policy Officer - No objection.

Planning Division's Ecologist - No objection subject to conditions relating to the implementation of mitigation measures, a lighting plan and location of bird/bat boxes

Rights of Way Division - No response.

Environmental Health	-	No objection subject to conditions relating to construction hours, dust control and disposal of waste.
Natural Resources Wales	-	No objection subject to conditions that specify the approved plans and details of a lighting plan.
Glamorgan Gwent Archaeological Trust	-	No objection subject to a condition relating to a programme of historic building recording and analysis.
Welsh Water	-	No objection subject to a condition relating to surface water and land drainage.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to neighbouring properties on the 23rd September 2020, site notices were displayed within the vicinity of the site on the 29th September 2020.

No representations were received as a result of this publicity exercise.

POLICY CONTEXT

National planning policy

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.

Planning Policy Wales, Edition 11th Edition, February 2021:

Paras 3.5 – 3.15 set out the importance of high quality design to ensure inclusive design, to promote environmental sustainability and ensure high environmental quality. Regard should also be given to the special characteristics of an area, community safety and to encourage sustainable forms of transport.

Para 3.55 sets out the need to utilise previously developed land wherever possible. In settlements such land should generally be considered for development where its re-use promotes sustainability principles and any constraints can be overcome.

Paras 4.3.1 – 4.3.2 acknowledges that retail and commercial centres are hubs of social and economic activity and the focal point for a diverse range of services. They are highly accessible areas and provide a range of shopping, commercial and leisure opportunities, as well as places of employment.

Paras 5.4.1 – 5.4.6 highlights the need to wherever possible support and encourage development which generate economic prosperity and regeneration.

Paras 6.1.5 sets out the Welsh Governments objective to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations. The historic environment is a finite non-renewal and shared resource and a vital and integral part of the historic and cultural identity of Wales.

Para 6.1.10 states that there is a presumption in favour of the preservation or enhancement of a listed building and its setting. Any development proposal affecting a listed building or its setting, the primary consideration is the statutory requirement to have special regard to the desirability of preserving the building, its settings and any features of special architectural or historic interest that it possesses.

Para 6.1.11 sets out the aim to establish the best way to protect and enhance the special qualities and sustainable use of listed buildings. Where possible there should be a continuation of the original use. But it is recognised that not all original uses are viable or appropriate and that there is a need for some flexibility for alternative uses in order to secure a building survival or provide a sound economic future.

Para 6.1.14 notes that there should be a general presumption in favour of the preservation or enhancement of the character or appearance of conservation areas or their setting.

Para 6.4.21 – 6.4.23 note that local authorities should seek to maintain and enhance biodiversity and build resilient ecological networks to ensure that any adverse environmental effects can first be avoided, mitigated or compensated. Regard should also be given to the potential harm to any protected species and habitats.

Technical Advice Notes (TAN):

- TAN 4 – Retailing and Town Centres, November 2016
- TAN 5 – Nature Conservation and Planning, September 2009
- TAN 12 – Design, March 2016
- TAN 18 – Transport, March 2007
- TAN 23 – Economic Development, February 2014

Local planning policy

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

- Policy SW4 - Settlement Boundaries
- Policy SW11 - Sustainable Design & Placemaking
- Policy CW1 - Historic Environment
- Policy EnW1 - Nature Conservation and Ecosystem Resilience
- Policy EnW2 - Internationally and Nationally Protected Sites and Species.
- Policy EnW4 - Environmental Protection
- Policy EcW3 - Retail Hierarchy

Supplementary Planning Guidance (SPG):

- SPG 3 Shop Front Design, May 2013
- SPG 4 Sustainable Design, July 2013
- SPG 5 Nature and Development, May 2015
- Merthyr Tydfil Town Centre Conservation Area Character Appraisal, June 2009

- Merthyr Tydfil Morgantown Conservation Area Character Appraisal, December 2009

PLANNING CONSIDERATIONS

Land use

The application site is located within the settlement boundary and the primary growth area as defined by the LDP, where the majority of new development is encouraged by policy SW4. Furthermore, given the location of the site within the town centre, policy EcW3 of the LDP is relevant, which supports development proposals that improve the viability and attractiveness of the centre. In this regard, it is noted that the former YMCA building has been vacant for a number of years, has been subject to fire damage and remains at risk to further deterioration. The proposal would enable an otherwise derelict building to be brought back into beneficial use, which would provide new office facilities that can enhance the employment opportunity in the area and improve the viability of the town centre. Therefore, the conversion of the building to offices is acceptable in principle and would comply with policies SW4 and EcW3 of the LDP.

Economic benefits

It is acknowledged that there are other office buildings in the town centre that are currently vacant i.e. the former Inland Revenue building on Castle Street and Ty Kier Hardie on Avenue De Clichy, which previously facilitated large businesses/organisations. The proposed development seeks to convert the building into a number of smaller office units, which would be better suited to small businesses. It is intended that the development would complement the existing office facilities within the town centre and would assist in its regeneration by providing new premises that can enhance employment opportunities in a sustainable manner i.e. through the re-use of an existing property, which is close to other local services/facilities and with good public transport links. Therefore, the economic benefits of the development would meet the objective of PPW (para 5.4.4) which encourages and supports development proposals that generate economic prosperity and regeneration.

Design and heritage

A Conservation Statement has been submitted in support of the application, which assesses the current condition, significance and vulnerability of various elements of both the exterior and interior of the building. It also sets out the building's capacity for change without resulting in adverse impacts on the significance of the building. The statement indicates that the front and side elevations are of greatest significance and are particularly vulnerable to change. This is in part due to the prominence of those elevations, their high architectural detailing and character being a fine example of its period, which has remained unchanged and in reasonably good condition. Conversely, the Conservation Statement considers the rear aspect of the main part of the YMCA, its rear annexe and roof to be of low significance and low (robust) vulnerability with a moderate to high capacity for change. This in part reflects the degree of damage, quality and loss of features of these parts of the building (including the loss of the entire roof and its chimneys). Since this statement was prepared in 2016 as part of the previous application (P/16/0122), the building has continued to deteriorate, which in turn has increased its vulnerability for any remaining features to be lost.

A Structural Appraisal of the building, which was also submitted as part of the previous application P/16/0122, identifies key external areas that require repair works to either the terracotta dressing or brickwork finishes. Generally the masonry is in better condition at the lower levels of the building and poor at the higher levels, particularly at the rear. It is considered that the proposed repair works to the external fabric of the YMCA would improve the character and quality of the historic asset. The existing features would on the whole either be retained or repaired.

It is acknowledged that the building would not be entirely restored to its original condition, particularly where key areas of the external fabric have been lost and new modern features introduced. The greatest impact on the exterior of the listed building would be to the rear elevation, with the provision of a new roof incorporating dormer windows and the introduction of an extension with a bridged walkway and the creation of a bat roosting building. This part of the building is considered to have the greatest capacity for change and can adequately accommodate the modern additions without compromising the character and appearance of the building.

In order to provide a sustainable and viable use of the YMCA, it is necessary to provide a new access into the building from Park Terrace. The proposed bridged walkway and associated extension would be located in an area of the site where dilapidated walls/structures currently exist. It appears that these walls/structures were a modern addition to the building and the area would have originally been used as a yard. The location of the bridged walkway enables the new access to link to the existing internal circulation corridors and avoids adversely affecting the internal open plan layout of the building. The bridge would be of a utilitarian design with terracotta screen cladding that would be clearly seen as a modern intervention and would not adversely impact on the character of the building.

The YMCA originally accommodated dormer windows on either side of the roof serving the rear annexe, which were similar in design to those currently being proposed. However, larger dormer windows are proposed in the rear aspect of the new roof above the main part of the building, to increase the useable floor space and improve the viability of the development. Whilst the scale of the modern dormer windows could have been smaller, their design was in part influenced by the symmetry of the building and the position of the proposed internal lift, which would project beyond the rear roof plane. If the proposed lift did not extend to the third floor, this would have enabled the dormers to be reduced in size. The applicant has indicated that there is a need to provide equal access to the building and that an alternative lift arrangement to access the third floor would adversely affect the viability of the scheme. Nonetheless, it is considered that the applicant has justified the need for the dormer windows and that significant weight should be given to the presumption in favour of the conservation of the listed building and the urgent need to ensure its long-term survival.

The proposed shop fronts to either side of the main entrance would generally comprise a simple glazed door with glazed panels above and to the sides. The main entrance would similarly include a glazed door with a timber frame and smaller window panes to provide a modern interpretation of the original entrance. It is considered that the shop front designs are acceptable and whilst they do not replicate the original features, they would complement the surviving features of the building.

Given the intended commercial use of the building, it is noted that security grilles would be installed on either side of the proposed entrances, where they can be retracted discretely

when the property is open. Additionally, 'tube and link' roller shutters would be installed internally above the lower ground floor windows on either side of the entrances. These security measures would be appropriately integrated into the fabric of the building and would maintain a degree of inter-visibility between the public promenade and the internal spaces of the building.

Overall, it is considered that the proposed development is of an appropriate design that would enhance the character and appearance of the listed building and the surrounding area. Importantly, the development would prevent further deterioration of the building fabric, restore/repair features of significance to the building and would help ensure a viable use that can sustain its long-term survival. Therefore the proposal complies with policies SW11 and CW1 of the LDP.

Landscaping

A detailed landscaping scheme has not been submitted in support of the application, although the site plan indicates potential areas around the proposed car park, which could accommodate some planting that would further enhance the quality of the site. The existing street trees along Park Terrace are considered to be an importance feature of the street scene. It is noted that these trees are to be retained as part of the development. It is considered that a suitable landscaping scheme can be provided, which can be secured by condition, including details for the protection of the existing street trees throughout the development. Therefore the proposal complies with policies SW11 and CW1 of the LDP.

Ecology

Given the deteriorated condition of the building and the potential for it to be used by roosting bats, a Preliminary Roost Assessment was undertaken in 2016, together with emergence surveys. At that time, no bat activity was identified. Additional bat surveys were later undertaken in 2019, which included static bat detectors. It was determined that the building was being used as a day roost for a small number of Brown Long-eared, Lesser Horseshoe and Common Pipistrelle bats. The building was also being used as a night roost/feeding perch for Lesser Horseshoe bats. It is likely that the building is used as an occasional roost during the summer and as a transitional roost. Parts of the building also supports suitable features within the structure to be used during hibernation. Additionally, Jackdaws and Woodpigeons were also observed nesting within the structure.

An Ecological Impact Assessment has been submitted in support of the application, which considers the potential impact on bats and birds and sets out a series of recommendations to appropriately mitigate/compensate for any impacts. The report notes that an above and below ground structure should be located to the rear of the building to provide a new bat roost approximately 49m³ in size, which should include openings for bat access at both levels. This feature would need to be constructed prior to works commencing on the main building to allow roosting bats to use the structure if found during the building works. The structure would also include bat boxes and ridge tiles to accommodate various bat species. The ecological report also recommends a method statement be produced to ensure the building works undertaken at the appropriate time and that they avoid any harm to the protected species. Additionally, a lighting strategy needs to be provided to avoid impacts on bat foraging which can be fragmented by artificial light. To compensate for the loss of nesting opportunities for birds, the ecological reports recommends that 2 bird boxes be provided on the building and a further 2 bird boxes be provided on nearby trees.

It is concluded in the report that provided the recommendations are successfully implemented, it is possible for the development to proceed and for there to be no long-term impacts upon the key protected species present within the site. In this regard, it is acknowledged that Natural Resources Wales have not raised any objection to the proposal and are satisfied that the development would not likely be detrimental to the maintenance of the population of the bat species identified, provided the proposed mitigation/compensation measures are put in place. Furthermore, before any works commences on site, it will be necessary for the applicant to apply for a European Protected Species License. Similarly, the Planning Division's Ecologist has not raised any objection subject to a condition relating to the submission of an external lighting strategy. It has been adequately demonstrated that the development would not have a significant impact on protected species and that appropriate mitigation measures and compensation can be provided. Therefore, the proposal complies with policies EnW1 and EnW2 of the LDP.

Highways

The application site is situated in a sustainable location on the northern edge of the town centre, where it is accessible for pedestrians, cyclists and by public transport, being within walking distance from the main central bus and train stations. The site also has good access to the strategic highway network. Additionally, an internal lift would be provided to improve the accessibility of the building for all users.

A Transport Statement was previously submitted (as part of application P/16/0122) in support of the development, which assessed the potential highway implications of the proposal. The report concluded that the vehicle movements generated by the proposal would not be significant and that Park Terrace is capable of accommodating any additional traffic. This takes into account the location of the site within the town centre where it is easily accessible by non-car modes of transport.

The potential impact on the parking demand in the area was also assessed in the Transport Statement. In this regard, the report identified that there is capacity for some on-street parking along Park Terrace, in addition to the eight dedicated parking spaces proposed on the upper plateau of the site. Furthermore, there are a number of public car parks in the town centre within walking distance of the site, including a car park with 26 spaces located opposite the former YMCA building on Pontmorlais West.

It has been adequately demonstrated that the conversion of the former YMCA building to offices and the creation of a new vehicular access onto Park Terrace would not give rise to adverse highway safety implications. Additionally, the site is situated within a sustainable location, which is accessible by various modes of transport. In this regard, it is noted that the Head of Engineering has not raised any objection to the development. Therefore, the proposal complies with policy SW11 of the LDP.

Amenities

The conversion of the former YMCA would not involve any significant changes to the mass or scale of the building, other than the erection of a new roof, which would be of a similar size to that previously removed following the fire damage to the building. As such, the development would not give rise to any adverse overbearing impacts.

The conversion and renovation of the building, including the installation of new windows on the rear annexe and the provision of dormer windows, would not lead to any greater loss of privacy than that which previously existed. Additionally, the use of the building as offices would not result in any unacceptable impacts on neighbouring properties to any greater extent than the previous uses of the building i.e. YMCA, Labour Exchange and Council Offices. As such, it is considered that the proposal would not have a significant impact on the amenities of neighbouring occupiers. In this respect, it is acknowledged that no concerns have been raised by local residents. Therefore, the proposal complies with policy SW11 of the LDP.

CONCLUSIONS

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.

The proposal would enable a prominent building of significant historic and architectural merits to be brought back into to beneficial use. The development would not only improve the quality of the listed building and reduce the risk of it deteriorating further; it would also enhance the character and appearance of the Town Centre Conservation Area and the setting of the Morgantown Conservation Area. The re-use of the building as offices would also bring economic benefits to the area with the opportunity for new jobs to be provided within a sustainable location that can assist in the regeneration of the town centre. Therefore, the proposed development is considered to be acceptable and complies with the relevant LDP policies. Accordingly, 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 documents:

3510_R_140, North West Demolition Elevation (Received 16.09.2020)
3510_R_141, South East Demolition Elevation (Received 16.09.2020)
3510_R_142, South West Demolition Elevation (Received 16.09.2020)
3510_R_143, North East Demolition Elevation (Received 16.09.2020)
3510_R_144, North West Elevations - Terracotta Supply (Received 16.09.2020)
3510_R_145, South East Elevations - Terracotta Supply (Received 16.09.2020)
3510_R_146, South West Elevations - Terracotta Supply (Received 16.09.2020)
3510_R_147, Elevations - Terracotta Supply (Received 16.09.2020)
3510_R_148, Roof Plan - Terracotta Supply (Received 16.09.2020)

3510_GA_500 Rev D, Section A-A (Received 16.09.2020)
3510_GA_501 Rev D, Section B-B (Received 16.09.2020)
3510_GA_502 Rev C, Section C-C (Received 16.09.2020)
3510_GA_503 Rev D, Section D-D (Received 16.09.2020)
3510_GA_504 Rev D, Section E-E (Received 16.09.2020)
3510_GA_505 Rev D, Section F-F (Received 16.09.2020)
3510_GA_506 Rev D, Section G-G (Received 13.04.2021)
3510_GA_507 Rev A, Section H-H (Received 16.09.2020)
3510_GA_508 Rev A, Section I-I (Received 16.09.2020)

3510_GA_360 Rev B, Means of Escape 1 (Received 16.09.2020)
3510_GA_361 Rev B, Means of Escape 2 (Received 16.09.2020)
3510_GA_362 Rev B, Means of Escape 3 (Received 16.09.2020)
3510_GA_363 Rev C, Roof Plan - Fall Restraint System (Received 16.09.2020)

3510_A_306, External Works Sheet 1 (Received 16.09.2020)
3510_A_307, External Works Sheet 2 (Received 23.12.2020)
3510_A_308, External Works Sheet 3 (Received 23.12.2020)
3510_A_309, External Works Sheet 4 (Received 23.12.2020)
3510_A_310, External Works Sheet 5 (Received 23.12.2020)

3510_R_120 Rev A, Ground Floor Demolition (Received 16.09.2020)
3510_R_121 rev A, Upper Ground Floor Demolition (Received 16.09.2020)
3510_R_122, Mezzanine Floor Demolition (Received 16.09.2020)
3510_R_123, First Floor Demolition (Received 16.09.2020)
3510_R_124, Second Floor Demolition (Received 16.09.2020)
3510_R_125, Third Floor Demolition (Received 16.09.2020)

3510_GA_200 Rev C, Site Plan (Received 16.09.2020)
3510_GA_300 Rev E, Ground Floor Plan (Received 13.04.2021)
3510_GA_310 Rev D, Upper Ground Floor Plan (Received 16.09.2020)
3510_GA_320 Rev D, Mezzanine Floor Plan (Received 16.09.2020)
3510_GA_330 Rev D, First Floor Plan (Received 16.09.2020)
3510_GA_340 Rev D, Second Floor Plan (Received 16.09.2020)
3510_GA_350 Rev E, Third Floor Plan (Received 16.09.2020)
3510_GA_355 Rev G, Roof Plan (Received 18.03.2021)

3510_GA_400 Rev F, NW Elevation (Received 13.04.2021)
3510_GA_401 Rev C, SE Elevation (Received 16.09.2020)
3510_GA_402 Rev E, SW Elevation (Received 16.09.2020)
3510_GA_403 Rev F, NE Elevation (Received 13.04.2021)

3510_GA_700 Rev C, Ecological Mitigation Strategy 01 (Received 18.03.2021)

3510_A_300, Replacement Timber Window Elevations (Received 16.09.2020)
3510_A_302, Replacement Window Sections (Received 16.09.2020)
3510_A_303, Aluminium Windows and Screens (Received 16.09.2020)
3510_A_304, Door Elevations (Received 16.09.2020)
3510_A_305 Rev A, Door Elevations (Received 16.09.2020)

3510_A_700, Front Entrance Door, Type 03 (Received 16.09.2020)
3510_A_701, Shop Front - Window Type 08 (Received 16.09.2020)

3510_A_702, Shop Front (Door Type 01) (Received 16.09.2020)
3510_A_703, Shop Front (Door Type 02) (Received 16.09.2020)
3510_A_704, Timber Window Types - Elevations (Received 16.09.2020)
3510_A_705, Replacement Timber Window in Terracotta Surround (Received 16.09.2020)
3510_A_706, Replacement Timber Window in Brickwork Surround (Received 16.09.2020)
3510_A_707, New Timber Window Traditional Dormers (Received 16.09.2020)
3510_A_710, New Door Types - Elevations (Received 16.09.2020)

3510_GA_601 Rev A, Detail Sections Through Dormer 01 (Received 16.09.2020)
3510_GA_602 Rev A, Detail Sections Through Dormer 02 (Received 16.09.2020)
3510_GA_603 Rev A, Detail Sections Through Rear Dormer (Received 16.09.2020)

3510_A_380, Tea Station Layout (Received 16.09.2019)
3510_A_401, Ground Floor Lobby Details (Received 16.09.2020)
3510_A_550, Proposed Stairhall, Balustrade and Wall Painted Scheme (Received 16.09.2020)
3510_A_552 Rev A, Proposed Front Glazed Screens & Doors 01 (Received 23.12.2020)
3510_A_553 Rev A, Door Details - First Floor Lobby (Received 23.12.2020)
3510_A_554, Door Details - Second Floor Hallway (Received 16.09.2020)
3510_A_555, Door Details - Mezzanine Level (Received 16.09.2020)
3510_A_557, Detail Drawing - Wall & Floor Tiles (Received 16.09.2020)
3510_A_558, Stairhall Balustrade & Wall Painted Scheme (Received 16.09.2020)
3510_A_559 Entrance Door Detail (Received 16.09.2020)
3510_A_561 Rev A, South Elevation - Entrance & Shopfront (Received 23.12.2020)
3510_A_562, Entrance Door Detail (Received 16.09.2020)
3510_A_563, Stairhall Flooring (Received 16.09.2020)
3510_A_564, Detail Drawing - Wall Tiles (Received 16.09.2020)
3510_A_565, Stairhall Balustrade & Wall Painted Scheme (received 16.09.2020)
3510_A_568, Proposed Front Glazed Screens & Doors (Received 16.09.2020)
3510_A_571, Proposed Interior Details - Ground Floor Lobby (received 16.09.2020)

Tube & Link Roller Shutters Technical Data Sheet (Received 24.03.2021)
Vulcan X2 Security Grille Technical Data (Received 24.03.2021)
Ecological Impact Assessment (Doc Ref WWE19143 BAS Rev C) Dated 18.03.2021

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 the existing trees along Park Terrace adjacent to the site and shall set out the measures for their protection throughout the course of development.

Reason - To ensure that the new development will be visually attractive in the interests of amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

4. 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 buildings 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 SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

5. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard landscaping, which shall include the following:

- details of the proposed works to existing boundaries walls and railings including samples of the brick work to be used in any repairs;
- details of the surface materials to be used in the car parking area; and
- details of the cycle stands.

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 the character and appearance of the listed building, to accord with Policies SW11 and CW1 of the Merthyr Tydfil Replacement Local Development Plan.

6. The proposed development hereby approved shall be carried out in accordance with the recommendations set out in Section 5 of the Ecological Impact Assessment, Rev C (dated 18th March 2021) prepared by Wildwood Ecology Ltd.

Reason - To protect the natural environment in accordance with Policies EnW1 and EnW2 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

7. Prior to works commencing on site, details for the provision of 4 No. bird boxes and their location within the site shall be submitted to and approved in writing by the local planning authority. The bird boxes shall be provided in accordance with the approved detail prior to the building being brought into beneficial use.

Reason - To protect the natural environment in accordance with Policies EnW1 and EnW2 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

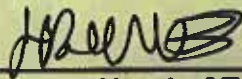
8. Prior to works commencing on site, a lighting plan demonstrating consideration for roosting, commuting and foraging bats, shall be submitted to and approved in writing by the local planning authority. Prior to the beneficial use of the building, all works shall be carried out in accordance with the approved details and maintained as such in perpetuity.

Reason - To ensure artificial lighting does not adversely impact on bat species identified within the site, in accordance with Policies EnW1 and EnW2 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

INFORMATIVES

1. **Warning: A European Protected Species (EPS) Licence is required for this development.** This planning permission does not provide consent to undertake works that require an EPS Licence.
It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine.
To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at <https://naturalresources.wales/permits-and-permissions/species-licensing/european-protected-species-licensing/>
2. The applicant / developer should be aware that no works should commence on site until Listed Building Consent has been granted.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

14/4/21

