

Planning (Listed Buildings and Conservation Areas) Act 1990

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) (WALES) REGULATIONS 2012

CONSERVATION AREA CONSENT

To: Signature Realtors Ltd c/o Mr Arran Dallimore C2J Architects & Town Planners Unit 1A Compass
Business Park Pacific Road Ocean Park

WHEREAS you did on the 15th day of August 2023 make application in writing for conservation area consent in respect of the works detailed below at: Merthyr Tydfil General Hospital Penydarren Road Merthyr Tydfil which is a building located within a Conservation Area designated under Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990.

Name of the Applicant

Signature Realtors Ltd
C/O Agents

Description of Proposed Development

Proposed redevelopment to create 30 No. (1 and 2 bedroom)
self contained apartments (Conservation Area Consent)
(Conservation Area Consent)

MERTHYR TYDFIL COUNTY BOROUGH COUNCIL as the Local Planning authority hereby **CONSENT** to the proposed development works being carried out in accordance with the plans submitted with the said Application, subject to compliance with the condition(s) (if any) specified below:

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 : SK100, AL(0)01, AL(0)02, AL(0)03, AL(0)04, AL(0)05, AL(0)06, SK_10 Rev B, SK_11 Rev C, SK12 Rev B, SK13 Rev B, SK20, SK21 Design and Access Statement, Ecological Impact Assessment - October 2023, Transport Note.

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

- 3 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 - In the interests of local amenity and to avoid statutory nuisance in accordance with Policy EnW4 of the Merthyr Tydfil Replacement Local Development Plan.

- 4 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified then all development works should be stopped immediately, the Local Planning Authority and the Environmental Health Department contacted within 2 working days and a scheme to investigate the risks and any required remedial measures be submitted to, agreed and approved in writing by

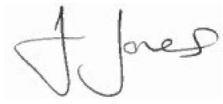
the Local Planning Authority prior to the recommencement of development works. Following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required remedial measures were satisfactorily implemented or confirmation provided that no unexpected contamination was encountered.

Reason: To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy EnW4 of the Merthyr Tydfil Replacement Local Development Plan.

- 5 **No development shall take place** until a written scheme of historic environment mitigation has been submitted to and approved in writing by the local planning authority. Thereafter, the programme of works will be fully carried out in accordance with the requirements and standards of the written scheme.

Reason - To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource and to accord with Policy CW1 of the Merthyr Tydfil Replacement Local Development Plan.

Date: 8th March 2024

Signed: 
(Director of Neighbourhood Services)

(Please See attached Notes)

NOTES

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, or to grant permission subject to conditions, he/she may appeal to Planning & Environment Decisions Wales in accordance with Section 78(i) of the Town and Country Planning Act 1990, within SIX MONTHS of the receipt of this Notice. (Appeals must be made on a form which is obtainable 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 has the power to allow a longer period for the giving of notice of appeal but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. Planning & Environment Decisions Wales is not required to entertain an appeal if it appears to it that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.
- (2) If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or Planning & Environment Decisions Wales, and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he/she may serve on the Council in which the land is situated, a purchase notice requiring 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.
- (3) In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by Planning & Environment Decisions Wales on appeal or on a reference of the application to it. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

N.B. INFORMATIVE

Building materials delivered to the site of application shall not be deposited nor stored on the highway unless the prior consent of this Authority's Engineering Manager has been obtained.

