

FormN2V

Code No. P/24/0087

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)**

REFUSAL OF PERMISSION

To: Rhian Nicholls c/o Mr Stephen Hiles GAP Architectural & Engineering Design Services Ltd 22 Ty-Isaf Bungalows Penyrheol Caerphilly

WHEREAS you submitted an application on the 10th day of April 2024 to develop: Unit 1 Paisley Park Pant Industrial Estate Merthyr Tydfil CF48 2SR short particulars of the application being as follows:-

Name of the Applicant

Rhian Nicholls
Paisley Park Family Vets
C/O Agent

Description of Proposed Development

Change of use from use classes B1,B2,B8 to a Veterinary Practice (Sui Generis use). (Full)

MERTHYR TYDFIL COUNTY BOROUGH COUNCIL as the Local Planning Authority hereby **REFUSE TO PERMIT** the proposed development for the following reasons, namely:

- 1 The application has not demonstrated that the land or premises are surplus to the requirements of the employment market, or that the permitted use is inappropriate, or that the proposed use is ancillary to the wider function of the employment site, contrary to Policy EcW2 of the Merthyr Tydfil Replacement Local Development Plan.
- 2 The application has not demonstrated that the proposal would be supported with parking commensurate with the proposed use, contrary to Policy SW11 of the Merthyr Tydfil Replacement Local Development Plan.
- 3 The application has not demonstrated a net benefit in respect of biodiversity contrary to Policy EnW1 and Policy EnW4 of the Merthyr Tydfil Replacement Local Development Plan, Planning Policy Wales 12 and The Environment (Wales) Act 2016.

Date: 22nd August 2024



(Director of Neighbourhood Services)

**IT IS IMPORTANT THAT YOU READ
THE NOTES ATTACHED TO THIS FORM**

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 by 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.