

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: Merthyr Education Authority c/o Miss Llinos Hallett Asbri Planning Ltd Unit 9, Oak Tree Court Mulberry Drive, Cardiff Gate Business Park, Cardiff CF23 8RS

WHEREAS you submitted an application on the 24th February 2025 to develop: Ysgol Rhyd Y Grug Primary School Aberfan Crescent Aberfan Merthyr Tydfil CF48 4NT short particulars of the application being as follows:-

Name of the Applicant

Merthyr Education Authority
Merthyr Tydfil County Borough Council
Civic Centre
Castle Street
Merthyr Tydfil

Description of Proposed Development

Construction of a new teaching block comprising Meithrin, Nursery and Community Room, an external covered walkway linking the new block to the existing school and associated works (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: 30th June 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 documents:

- Arboricultural Assessment Survey 2024, received: 24th February 2025;
- Green Infrastructure Statement, received: 24th February 2025;
- Bat Survey and Assessment, received: 24th February 2025;
- Solar Panel Datasheet (Vertex S, Dual Glass, Mono Crystalline Module), received: 24th February 2025;
- Solar Panel Mounting System Datasheet (ValkPro), received: 24th February 2026;
- Drainage Strategy Report (Project Ref: CC2594), received: 24th February 2026;
- New Build - General Arrangement Ground Floor Plan Drawing No. RYG-ATR-02-00-D-A-011001 Rev P02, received: 24th February 2025;
- New Build - Gia Plan and SOA Drawing No. RYG-ATR-02-00-D-A-011002 Rev P02, received: 24th February 2025;
- New Build - General Arrangement Roof Plan Drawing No. RYG-ATR-02-00-D-A-15001 Rev P02, received: 24th February 2025;
- New Build - General Arrangement Elevations Drawing No. RYG-ATR-02-00-D-A-12001 Rev P02, received: 24th February 2025;
- New Build - General Arrangement Sections Drawing No. RYG-ATR-02-XX-D-A-13001 Rev P02, received: 24th February 2025;
- New Build - Link Walkway Drawing No. RYG-ATR-02-00-D-A-284001 Rev P02, received: 24th February 2025;
- Landscape General Arrangement, Drawing No. RYG-ATR-XX-XX-D-L-400001 Rev P01, received: 24th February 2025;
- Colour Plan Drawing No. RYG-ATR-XX-XX-I-L-400001 Rev P01, received: 24th February 2025;
- Drainage Construction Details (Sheet 1 of 2) Drawing No. CC2594 CAM-ZZ-00-DR-C-1105 Rev P03, received: 24th February 2025;
- Drainage Construction Details (Sheet 2 of 2) Drawing No. CC2594 CAM-ZZ-00-DR-C-1106 Rev P03, received: 24th February 2025;
- Proposed External Works Drawing No. CAM-ZZ-XX-DR-C-0010 Rev P02, received: 24th February 2025;
- Proposed External Works Standard Details Drawing No. CAM-ZZ-XX-DR-C-0011 Rev P03, received: 24th February 2025;
- Proposed Drainage Layout (Sheet 1) Drawing No. CAM-ZZ-XX-DR-C-1101 Rev P03, received: 24th February 2025;
- Proposed Drainage Layout (Sheet 2) Drawing No. CAM-ZZ-XX-DR-C-1102 Rev P02, received: 24th February 2025;
- Proposed Drainage Layout (Sheet 3) Drawing No. CAM-ZZ-XX-DR-C-1103 Rev P03, received: 24th February 2025;
- Proposed Drainage Layout (Sheet 4) Drawing No. CAM-ZZ-XX-DR-C-1104 Rev P03, received: 24th February 2025;

- Drainage Manhole Schedule Drawing No. CAM-ZZ-XX-DR-C-1107 Rev P02, received: 24th February 2025;
- Preliminary Ecological Appraisal, received: 12th November 2025;
- Transport Statement Rev A, received: 12th November 2025;
- Tree Pit Details RYG-RL-XX-ZZ-DR-L 08401 Rev P01, received: 12th November 2025;
- Proposed Parking Arrangement RYG-RL-ZZ-ZZ-DR-A 08303 Rev P02, received: 12th November 2025;
- New Build Proposed GA Roof Plan RYG-RL-02-RF-DR-A 02102 Rev C02, received: 8th January 2026;
- Green Roof Edge Detail RYG-RL-02-RF-DR-A 04203 Rev C02, received: 8th January 2026;
- Elemental Build Ups RYG-RL-02-ZZ-DR-A 20301 Rev C02, received: 8th January 2026;
- Ground Level Tree Assessment, received: 8th January 2026;
- Proposed Site Plan RYG-RL-ZZ-ZZ-DR-A 02001 Rev P04, received: 19th January 2026;
- Bat Method Statement, received: 22nd January 2026;
- Technical Note: Landscaping, received: 29th January 2026;
- Construction and Environmental Management Plan (CEMP - Version 2), received: 21st May 2026;

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

- 3 **Prior to the construction of the building and associated external walkway** hereby approved, details/samples of the materials to be used in the construction of the external surfaces of the building and associated walkway shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason - To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 4 **Prior to the occupation/beneficial use of the building**, hereby approved, the car parking spaces and cycle bays shall be completed (and available for use) in accordance with the approved Proposed Site Plan, RYG RL ZZ ZZ DR A, number 02001 Rev 04, received 19th January 2026. The car parking spaces and cycle bays shall be retained for their intended purpose thereafter.

Reason - To ensure the parking requirements of the development are adequately met at all times, in the interest of highway and pedestrian safety and to ensure compliance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 5 **Prior to the occupation/beneficial use of the building**, elevation plans to scale, to include section details, of the proposed solar panels and their positioning, dimensions and design, as erected on the building, shall be submitted to and approved by the local planning

authority. The solar panels shall be completed in accordance with the approved details prior to the occupation/beneficial use of the building.

Reason - To protect the character and appearance of the area and ensure that the new development will be visually attractive in accordance with Policies SW11 of the Merthyr Tydfil County Replacement Local Development Plan.

- 6 **Prior to the occupation/beneficial use of the building** hereby approved, a long-term landscaping strategy shall be submitted to and approved in writing by the Local Planning Authority. This will include, but not be limited to:

- A detailed planting strategy;
- A soil detail plan;
- A soft works plan;
- A green roof plan and details;
- A landscape management plan.

The development shall be carried out on-site in accordance with the approved details prior to the occupation/beneficial use of the building.

Reason - In the interest of ecology and biodiversity, to accord with Policy EnW1 of the Merthyr Tydfil Replacement Local Development Plan.

- 7 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.

- 8 **No external lighting shall be installed on the building** hereby approved, until a detailed lighting scheme has first been submitted to and approved in writing by the local planning authority. The lighting scheme shall demonstrate dark zones at the boundaries and across the site (including the reduction in colour temperature (2700K) of the two existing luminaires near the bat roost on the existing school's southern elevation), and dark corridors for bat foraging/commuting with access points to bat boxes to remain unilluminated. The lighting scheme must conform to the latest guidance for wildlife-friendly lighting. Guidance Note GN08/23 Bats and Artificial Lighting At Night. Bat Conservation Trust and The Institute of Lighting Professionals 2023 - <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting>. The lighting scheme shall be carried out in accordance with the approved details.

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

- 9 **Prior to the occupation/beneficial use of the building** hereby approved, the enhancement measures proposed, as stipulated in the conclusions and recommendations of supporting documents, shall be implemented and shall be retained thereafter in perpetuity.

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

- 10 **Prior to the commencement of construction works on the building** hereby approved, until a Construction Traffic Management Plan has been submitted and approved in writing by the Local Planning Authority, which shall include details of the following:

- The means of access into the site for all construction traffic;
- The parking of vehicles of site operatives and visitors;
- The management of vehicular and pedestrian traffic;
- Loading and unloading of plant and materials;
- Storage of plant and materials used in constructing the development;
- Wheel cleansing facilities;
- The sheeting of lorries leaving the site.

The development shall be undertaken as set out within the Construction Traffic Management Plan for the duration of the development, until fully completed.

Reason - In the interests of the safety and free flow of traffic to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

Condition 10 discharged on 27.08.26 - App No. P/26/0156.

- 11 **Prior to the occupation/beneficial use of the building** hereby approved, a plan indicating the positions, height, design, materials and type of cycle parking bays to be erected, shall be submitted to and approved by the local planning authority. The cycle bays shall be completed in accordance with the approved details, before the occupation/beneficial use of the building.

Reason - In the interest of visual amenity, highway and pedestrian safety and in support of sustainable travel methods, to accord with Policy SW11 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.

NOTES

Your attention is drawn to the following:-

Appeals to the Planning & Environment Decisions Wales:

- 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 Planning & 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 **six months** 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 Planning & Environment Decisions Wales website (www.gov.wales/planningappeal) to complete your appeal.
- The 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.
- The 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, the 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.