

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: Mr M Barrett c/o TPS Planning And Architecture F.a.o. Mr G Hurst Studio 1 Hall House
Llanover Business Centre

WHEREAS you submitted an application on the 15th May 2018 to develop: Tyncoedcae Farm Swansea Road Swansea Road Merthyr Tydfil CF48 1PB short particulars of the application being as follows:-

Name of the Applicant

Mr M Barrett
Tyncoedcae Farm, Swansea Road
Swansea Road
Merthyr Tydfil
CF48 1PB

Description of Proposed Development

Replacement dwelling with detached garage (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: 1st August 2019

Signed:


(Head of Town Planning)

**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:

- Drawing name: Proposed sections, Drawing ref: TPS.18.TYN.PROP.SECT Rev: A, received: 15th May 2018;
- Drawing name: Site Location Plan, Drawing ref: TPS.18.TYN.COED.SL Rev: C, received: 19th February 2018;
- Drawing name: Proposed First Floor Plan, Drawing ref: TPS.18.TYN.PROP.FF.PL, Rev: B, received: 5th April 2019;
- Drawing name: Proposed Materials, Drawing ref: TPS.18.TYN.PROP.MAT, Rev: A, received: 5th April 2019;
- Drawing name: Proposed Elevations, Drawing ref: TPS.18.TYN.PROP.ELEV, Rev: A, received: 5th April 2019;
- Drawing name: Proposed Ground Floor, Drawing ref: TPS.18.TYN.PROP.GF.PL, Rev: B, received: 5th April 2019;
- Drawing name: Proposed Fences/Gates, Drawing ref: TPS.18.TYN.PROP.BOUND, Rev: A, received: 5th April 2019;
- Drawing name: Proposed Garage, Drawing ref: TPS.18.TYN.PROP.GAR.MAT, Rev: D, received: 29th April 2019;
- Proposed Demolition Schedule and Demolition Schedule Plan, Drawing ref: TPS.18.TYN.PROP.DEM.SCH.P received: 2nd May 2019;
- Construction Waste Management Plan, received: 10th April 2019;
- Extended Phase 1 Survey, Land at Tyncoedcae Farm, Swansea Road, Merthyr Tydfil, dated 12th September 2018, received: 13th September 2019.

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

- 3 Notwithstanding the submitted plans, **no development shall commence** until details of a scheme for the disposal of foul and surface water, to incorporate SUDS principles, has been submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to the occupation of the dwelling and retained in perpetuity.

Reason - To ensure adequate disposal of foul and surface water drainage in accordance with Policy BW8 of the Merthyr Tydfil Local Development Plan.

Condition 3 discharged on 27.2.20 - Application No. P/19/0225.

- 4 **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 indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out 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 BW7 of the Merthyr Tydfil Local Development Plan.

Condition 4 discharged on 27.2.20 - Application No. P/19/0225.

- 5 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.

- 6 **No development shall take place** until a site investigation has been carried out in accordance with a methodology first submitted to and approved in writing by the Local Planning Authority. The results of the site investigation shall be submitted to the Local Planning Authority before any development begins. 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 first beneficial use of the development 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 6 discharged on 27.2.20 - Application No. P/19/0225.

- 7 If during the course of development, any unexpected land instability issues are found which were not identified in the site investigation referred to in condition 6, additional measures for their remediation in the form of a remediation scheme shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures which shall be retained for the period agreed in the remediation scheme.

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

- 8 **No development shall take place** until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.

Reason - As the building is of architectural and cultural significance the specified records are required to mitigate impact.

Condition 8 discharged on 27.2.20 - Application No. P/19/0225.

- 9 **Prior to the commencement of development** the following samples/details shall be submitted to and approved in writing by the Local Planning Authority:

- doors;
- windows;
- roof lights;
- roofing slates;
- external walling materials;

The 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 in the interests of visual amenity and to accord with Policy BW7 of the Merthyr Tydfil Local Development Plan.

Condition 9 discharged on 27.2.20 - Application No. P/19/0225.

- 10 Notwithstanding the provisions of Schedule 2, Part 1, Class A, B, C, D, E, F, G and H of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that order with or without modification), no extensions, outbuildings or other alterations shall be erected or carried out other than what is expressly authorised by this permission.

Reason - In the interest of visual amenity and in accordance with Policy BW5 and BW7 of the Merthyr Tydfil Local Development Plan.

INFORMATIVES

1. The archaeological work must be undertaken to the appropriate Standard and Guidance set by Chartered Institute for Archaeologists (CIfA) (www.archaeologists.net/codes/ifa) and it is recommended that it is carried out either by a CIfA Registered Organisation (www.archaeologists.net/ro) or an accredited Member.
2. 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 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/conservation-biodiversity-and-wildlife/european-protected-species/?lang=en>

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.

