



f.a.o. Mr Matthew Green
Green Planning Studio Ltd,
Unit D Lunesdales,
Upton Magna Business Park,
Upton Magna,
Shrewsbury,
Shropshire,
SY4 4TT

Dyddiad/Date: 31st March 2017

Ein Cyf./Our ref.: P/17/0032
Eich Cyf./Your ref.:

Gofynnwch am/Please ask for: David Cross
Llinell Uniongyrchol/Direct Line: 01685 724632
e-bost/e-mail: david.cross@merthyr.gov.uk

Dear Mr Green

RE: Discharge of condition 2 (disposal of foul water) of appeal decision APP/U6925/A/16/3151450 (P/16/0010), relating to the siting of a mobile home for residential purposes.

I write in regards to the above mentioned application for the installation of a foul drainage system to serve the residential use of the site. It is acknowledged that a cesspit with a capacity of 46,000 litres is proposed to serve the mobile home and would be implemented within 6 months from the date that the condition is discharged, in the location show on drawing 15_723_010 Rev B.

It is considered that the use of a cesspit is acceptable and the proposed Klargestar system with a capacity of 46,000 litres is of an adequate size. In this regard it is noted that the Engineering and Traffic Group Leader has indicated that the cesspit is required to have a minimum capacity of 40,500 litres. As such, condition 2 of appeal decision APP/U6925/A/16/3151450 can now be discharged, subject to the works being completed in accordance with the approved details.

It should be noted that a Water Quality Permit may be required from Natural Resources Wales (NRW) given the location of the cesspit near a watercourse. As such, it is advised that you contact NRW on 0300 065 3000 for further advice on the matter. Additionally, you are advised that the installation of a cesspit to serve the residential use requires building regulations approval. Please contact our Building Control Division on 01685 726257 for further advice.

I have enclosed an updated decision notice which reflects this decision.

Yours sincerely

MISS J JONES

PENNAETH CYNLLUNIO A CHEFN GWLAD/HEAD OF PLANNING AND COUNTRYSIDE

Croesawn ohebu yn Gymraeg a fydd gohebu yn y Gymraeg ddim yn arwain at oedi. Rhwch wybod inni beth yw'ch dewis iaith e.e Cymraeg neu'n ddwyieithog.

We welcome correspondence in Welsh and corresponding with us in Welsh will not lead to a delay. Let us know your language choice if Welsh or bilingual.

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
The Town and Country Planning (Development Management Procedure)
(Wales) Order 2012 (as amended)

APPEAL IS ALLOWED

Agent:

Green Planning Studio Ltd,
Unit D Lunesdales,
Upton Magna Business Park,
Upton Magna,
Shrewsbury,
Shropshire,
SY4 4TT

Appellant:

Mr Chris Marshall

Appeal Ref: APP/U6925/A/16/3151450

Proposed Development: The siting of a mobile home for residential purposes.

Site Address: Land northwest of Aartel Bungalow, Efi Astex Industrial Estate, Brecon Road, Merthyr Tydfil, CF47 8RB

The Welsh Ministers have transferred the authority to decide appeal ref.
APP/U6925/A/16/3151450 to A L McCooey

The appeal is **ALLOWED** for the siting of a mobile home for residential purposes on land northwest of Aartel Bungalow, Efi Astex Industrial Estate, Brecon Road, Methyr Tydfil, CF47 8RB, in accordance with the terms of the application ref. P/16/0010 dated 12th January 2016 and the plans submitted with it, subject to the following conditions:

1. No more than one caravan, as defined in the Caravan Sites and Control of Development Act 1990 and the Caravan Sites Act 1968 shall be stationed on the site at any time.
2. Within 3 months of the date of this decision a scheme for the disposal of foul water shall have been submitted for the written approval of the local planning authority and the said scheme shall include a timetable for its implementation. The scheme shall be implemented in accordance with the approved details and retained in perpetuity.

Condition 2 discharged on the 31st March 2017 – App ref. P/17/0032

3. Any caravan located on the site shall be equipped with acoustic ventilators in compliance with BS 3632:2005

Date: 29th September 2016

A L McCooey
Inspector