

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: Karl Roome c/o Mr Luke Grattarola Geraint John Planning Ltd Office 16 (House 1, 2nd Floor) The Maltings East Tyndall Street

WHEREAS you submitted an application on the 24th September 2021 to develop: Goitre Coed Fach Farm Goitre-coed Road Treharris CF46 5BB short particulars of the application being as follows:-

Name of the Applicant

Karl Roome
Goitre Coed Fach Farm
Goitre-Coed Road
Treharris
CF46 5BB

Description of Proposed Development

Conversion of barn to a dwelling and other associated alterations (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: 20th February 2023

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:

Dwg No. 1101 Rev F - Proposed Site Plan, received 17.02.2023

Dwg No. 1202 Rev E - Proposed Plans, received 26.01.2023

Dwg No. 1302 Rev E - Proposed Elevations, received 26.01.2023

Dwg No. 1401 Rev B - Sections A-A & B-B, received 03.01.2023

Bat Survey Report, received 22.10.2022

Structural Inspection Report, Doc Ref 1218030 Rev 7, received 03.01.2023

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

- 3 **Prior to works commencing on site**, details/samples of the roofing materials, windows/doors finishes and timber cladding, shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Condition 3 discharged on 18.09.2023 – App No. P/23/0107

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 works commencing on site**, details of the proposed conservation style roof lights shall be submitted to and approved in writing by the local planning authority. This shall include section details to demonstrate the installation of the rooflight shall be flush with the roof plane. All works 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.

Condition 4 discharged on 18.09.2023 – App No. P/23/0107

- 5 **Prior to works commencing on site** an Ecological Management Plan shall be submitted to and approved in writing by the local planning authority. The management plan shall set out the following:

- Details for the provision of bird and bat boxes within the site and surrounding area, as set out in the Bat Survey Report (received 22.10.2022);
- details for the provision of gaps within the fascias, bargeboards and stonewalls to support bats;
- Timing of works to avoid the bird nesting and bat hibernation seasons.

All works shall be completed in accordance with the approved details prior to the residential occupation of the barn.

Reason - To provide biodiversity enhancements and minimise impacts on protected species, in accordance with Policies EnW1 and EnW3 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

Condition 5 discharged on 18.09.2023 – App No. P/23/0107

- 6 **No external lighting shall be installed on the dwelling**, 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 that dark corridors for bat foraging/commuting will be maintained and that the access points to bat boxes remain unilluminated. 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 Policies EnW1, EnW2 and EnW3 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 7 No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason - To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment, in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 8 The parking spaces and turning area as illustrated on the Proposed Site Plan (Dwg No. 1101 Rev F) shall be provided prior to the occupation of the dwellinghouse hereby approved and shall be retained for such purposes at all time thereafter.

Reason - To ensure that there is adequate off street parking provision in the interests of road safety in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 9 Notwithstanding the provisions of schedule 2, part 1, classes A & D 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, improvements or alterations to the dwellinghouse or store building shall be carried out, other than those expressly authorised by this permission.

Reason - In the interest of visual amenity and to protect the character of the countryside in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 10 Notwithstanding the provisions of schedule 2, part 1, class B 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 roof alterations, dormer windows or roof lights shall be carried out on the dwellinghouse or store building, other than those expressly authorised by this permission.

Reason - In the interest of visual amenity and to protect the character of the countryside in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 11 Notwithstanding the provisions of schedule 2, part 1, class E 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 buildings shall be erected other than those expressly authorised by this permission.

Reason - In the interest of visual amenity and to protect the character of the countryside in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 12 Notwithstanding the provisions 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 fences, gates or walls shall be erected other than those expressly authorised by this permission.

Reason - In the interest of visual amenity and to protect the character of the countryside in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

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.