

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 Tydfil Housing Association c/o LRM Planning F.a.o. Miss F Sanders
22 Cathedral Road Cardiff CF11 9LJ

WHEREAS you submitted an application on the 24th February 2020 to develop: Land At East Street And Upper Union Street Dowlais Merthyr Tydfil short particulars of the application being as follows:-

Name of the Applicant

Merthyr Tydfil Housing Association
F.a.o. Mr L Roberts
C/o Agent

Description of Proposed Development

Variation of condition 2 of appeal decision
APP/U6925/A/19/3231012 (application P/18/0330)

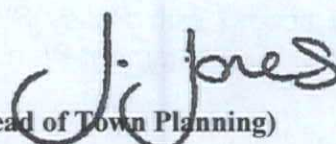
The Council in pursuance of its powers under the above mentioned Act and Order hereby **GRANTS PERMISSION** for the carrying out of the proposed development as described above and in accordance with the application and plans (if any) submitted with the application subject to compliance with the following conditions.

CONDITIONS

Please see attached.

Date: 16th April 2020

Signed:


(Head of Town Planning)

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

CONDITIONS

- 1 The development shall be carried out in accordance with the following approved plans and documents:

Drawing No. SK11 Rev P3 (Vehicle Manoeuvres and Visibility Splays), received 01.03.2019

Drawing No. A112 Rev L (Proposed Site Layout), received 24.02.2020

Drawing No. A113 Rev B (Floor Plan - Plots 1 & 2), received 21.01.2019

Drawing No. A114 Rev B (Elevations - Plots 1 & 2), received 21.01.2019

Drawing No. A115 Rev B (Floor Plan - Plots 3 & 4), received 21.01.2019

Drawing No. A116 Rev B (Elevations - Plots 3 & 4), received 21.01.2019

Drawing No. A117 Rev B (Ground Floor Plan - Plots 5 - 10), received 21.01.2019

Drawing No. A118 Rev B (First Floor Plan - Plots 5 - 10), received 21.01.2019

Drawing No. A119 Rev B (Front & Rear Elevations Plots 5-10), received 21.01.2019

Drawing No. A120 Rev B (Side Elevations Plots 5-10), received 21.01.2019

Drawing No. A123 Rev G (Context Elevations), received 24.02.2020

Drawing No. A124 Rev F (Site Sections), received 24.02.2020

Drawing No. A125 Rev B (Perspective View 1), received 21.01.2019

Drawing No. A126 Rev D (Perspective View 2), received 22.01.2019

Drawing No. A127 Rev C (Perspective View 3), received 22.01.2019

Drawing No. 479.01 (Planting Plan), received 16.03.2020

Ecological Assessment (prepared by David Clements Ecology Ltd), dated May 2017

Archaeological Desk Based Assessment (prepared by Archaeology Wales), dated May 2017

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

- 2 All planting, seeding or turfing comprised in the approved details of landscaping (Drawing No. 479.01 - Planting Plan) shall be carried out in the first planting and seeding season 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.

INFORMATIVES

1. This permission shall be read in conjunction with the approved details of planning permission P/18/0330 and the conditions set out in the appeal decision APP/U6925/A/19/3231012. For clarity, it should be noted that condition 2 of this permission supersedes the landscaping conditions No. 5 and 6 on the appeal decision.

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.