

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 Edwards c/o Mr Craig Jones JCR Planning Ltd Units 2-3 Cross Hands Business Park
Heol Parc Mawr Cross Hands Carmarthenshire SA14 6RE

WHEREAS you submitted an application on the 31st October 2022 to develop: Land to the South West
Of 152 Heolgerrig Heolgerrig Merthyr Tydfil short particulars of the application being as follows:-

Name of the Applicant

Mr M Edwards
C/O Agent

Description of Proposed Development

Change of use of land for the keeping of horses including
erection of stables (proposed) and grading of land to form
level area for animal welfare (retrospective) (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 November 2025

Signed:



(Director of Neighbourhood Services)

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

- 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.

- Elevations, Floor Layout, Location and Block Plan, drawing no. GENPL/209/001 Rev 1F June 2025
- Ecological Appraisal Report by I&G Ecological Consulting March 2023 amended February 2024
- Biodiversity Enhancement Plan by I&G Ecological Consulting March 2023 amended February 2024
- Biodiversity Measures Plan drawing no. BIOPL/2079/001 Rev 1F Received 20th August 2025

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

- 3 Site preparation and construction works shall not take place outside the hours of 08:00 to 18:00 Mondays to Fridays and 09:00 to 13:00 on Saturdays and not at all on Sundays or Public Holidays.

Reason - In the interest of local amenity in accordance with Policy EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan

- 4 **No development shall take place** until a detailed Landscape/Habitat Management Plan has been submitted to and approved in writing by the Local Planning Authority. The management plan shall include:

- Badger Walk Over Survey setting out any precautionary measures;
- Precautionary Working Method Statement for reptiles and amphibians;
- Grassland fungi survey setting out any precautionary measures;
- Details of the proposed planting including hedgerow enhancement;
- Programme for the implementation of the landscape and habitat enhancements as set out in Biodiversity Enhancement Plan (Dated February 2024) and the Biodiversity Measures Plan (Dwg No. BIOPL/2079/001 Rev 1F);
- Monitoring scheme.

The development shall be carried out in accordance with the approved details in full throughout the life of the development.

Reason - In the interests of delivering net benefit for biodiversity in accordance with Policy EnW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 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 beneficial use of the stables 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 section details indicating the finished ground levels of the raised plateau has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason - In the interest of amenity in accordance with Policies SW11 and EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 7 **No development shall take place** until a certificate from an appropriately qualified engineer confirming the ground is stable and capable of accommodating the proposed development, has been submitted to and approved in writing by the Local Planning Authority.

Reason - In the interest of amenity in accordance with Policies SW11 and EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 8 **Before any development or site clearance works commences on site**, a Non-native Invasive Species Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Non-native Invasive Species Strategy shall be fully implemented in accordance with the approved details prior to the commencement of any works.

Reason - To prevent the spread and ensure the eradication of a highly invasive species to accord with Policy EnW4 of the Merthyr Tydfil County Borough 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.