

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: Alexander Estates c/o Robert Coles Studio4b 4 Castle Parade Usk NP15 1AA

WHEREAS you submitted an application on the 16th November 2022 to develop: 120 - 121 High Street Merthyr Tydfil CF47 8BL short particulars of the application being as follows:-

Name of the Applicant

Alexander Estates
Marcus Alexander Estates
12, Cyfartha Court
Gwaelodygarth Lane
Merthyr Tydfil

Description of Proposed Development

Renovation and extension of building and change of use
from retail and office to a bar/restaurant and residential (5
No. flats) (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: 17th 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:

Drawing Title: As Proposed Plans and Elevations, Drawing Number: PL02 Rev. I, Amended Plan Received on 30 January 2023

Drawing Title: Elevations and Section Existing and Proposed, Drawing Number: PL03 Rev. J, Amended Plan Received on 13 February 2023

Drawing Title: Proposed shop front information, Drawing Number: PL10 Rev. B, Amended Plan Received 13 February 2023

Drawing Title: Proposed windows information, Drawing Number: PL11 Rev. A, Amended Plan Received 30 January 2023

Drawing Title: Proposed windows information, Drawing Number: PL12, Amended Plan Received 30 January 2023

Drawing Title: Proposed windows information, Drawing Number: PL13, Amended Plan Received 30 January 2023

Bat Survey, Issue 1 Version C, February 2022 produced by BE Ecological LTD and received on 16 November 2022

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

- 3 Before the bar/restaurant or residential units hereby approved are brought into use, 1 no. bat box and 1 no. sparrow terrace shall be installed in accordance with the details within the Bat Survey, Issue 1, Version C and the approved drawings PL02 Rev. I and PL03 Rev. J and shall be retained in perpetuity thereafter.

Reason - To protect the natural environment in accordance with Policies EnW1 and EnW2 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 4 No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

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.

- 5 The approved use for the bar/restaurant shall not commence until an adequate grease trap has been fitted in accordance with details that have been submitted to and approved in writing by the local planning authority. Thereafter the grease trap shall be maintained so as to prevent grease entering the public sewerage system.

Reason -To protect the integrity of the public sewage system and ensure the free flow of sewage.

INFORMATIVES

1. The developer is advised to seek appropriate legal advice if the development to which this application refers involves either:-
 - i) work on an existing wall shared with another property;
 - ii) new building on the boundary with a neighbouring property;
 - or
 - iii) excavating near a neighbouring building.

as these works may fall within the scope of the Party Wall Act 1996 and may require statutory notices to be served on affected owners.
2. The developer is advised that the application site is located within a C2 Flood Zone of the Development Advice Map (DAM) and the FNfP identifies the application site to be at risk of flooding and falling within Flood Zone 2 & 3 Rivers. It is therefore recommended that the developer/applicant reviews the advice received from Natural Resources Wales (NRW) during the course of this application.
4. The developer's attention is drawn to the comments received from Dwr Cymru Welsh Water during the course of this application.

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.