

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: Maxine Johnson c/o Drawing And Surveying Services 3 Thornbury Close Clwydyfagwr
Merthyr Tydfil CF48 1HP

WHEREAS you submitted an application on the 20th February 2019 to develop: Frondeg Gwaunfarren Road Penydarren Merthyr Tydfil CF47 8DJ short particulars of the application being as follows:-

Name of the Applicant

Maxine Johnson
Frondeg
Gwaunfarren Road
Penydarren
Merthyr Tydfil

Description of Proposed Development

Erection of garage and change of use to land to the rear of the property to provide driveway (Full)

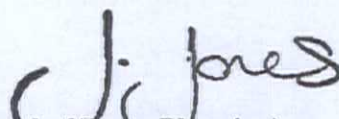
The Council in pursuance of its powers under the above mentioned Act and Order hereby **GRANTS PERMISSION** for the carrying out of the proposed development as described above and in accordance with the application and plans (if any) submitted with the application subject to compliance with the following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

CONDITIONS

Please see attached.

Date: 17th October 2019

Signed:


(Head of Town Planning)

**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:

- Proposed Plans, Section and Elevations, received: 20th February 2019;
- Cross Section A-A, received: 1st July 2019;
- Existing Land Usage and Proposed Land Usage, received: 2nd July 2019;
- Longitudinal Section, received: 16th July 2019;
- Section X-X showing grid, received: 16th July 2019;
- Sections 1-1, 2-2, 3-3, 4-4, X-X, and Longitudinal Section, received: 17th July 2019;
- Ecological Survey Report, received: 16th October 2019

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

- 3 **No development shall take place** until details, including structural calculations and facing materials, of any retaining wall which exceeds 1 metre in height have been submitted to and approved in writing by the Local Planning Authority. The walls shall be completed in accordance with the approved details before the development hereby approved is brought into beneficial use.

Reason - In the interest of safety and visual amenity in accordance with Policy BW7 of the Merthyr Tydfil Local Development Plan .

Condition 3 discharged on 29.10.20 - Application No. P/20/0224.

- 4 **No development shall take place** until details, including structural calculations, of any proposed brickwork/concrete lintel structures (to allow for traffic loadings) have been submitted to and approved in writing by the Local Planning Authority. The works shall be completed in accordance with the approved details before the development hereby approved is brought into beneficial use.

Reason - In the interest of safety and visual amenity in accordance with Policy BW7 of the Merthyr Tydfil Local Development Plan .

Condition 4 discharged on 29.10.20 - Application No. P/20/0224.

- 5 Demolition or construction works shall not take place outside the hours of 8:00 to 18:00 Mondays to Fridays and 8:00 to 13:00 on Saturdays and at no time on Sundays or Public Holidays.

Reason - To ensure that the noise emitted/activities are not a source of nuisance to occupants of nearby properties in accordance with Policy BW7 of the Merthyr Tydfil Local Development Plan.

- 6 **No development shall take place**, including any demolition works or site clearance, until there has been submitted to and approved in writing by the local planning authority, details of a scheme for the protection of trees as shown to be retained in Appendix IV: Plan Location of Trees within the Ecological Survey Report (by Just Mammals Consultancy), received 3rd September 2019. The approved scheme shall be carried out during the demolition of the buildings and/or throughout the course of the development.

Reason - To protect the existing trees on the site during the course of building work in the interest of amenity in accordance with Policies BW5 and BW7 of the Merthyr Tydfil Local Development Plan.

Condition 6 discharged on 29.10.20 - Application No. P/20/0224.

- 7 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 in accordance with Policy BW7 of the Merthyr Tydfil Local Development Plan.

INFORMATIVES

1. The applicant is advised that open watercourse consent is required from Merthyr Tydfil County borough Council's Land Drainage Officer.
2. The developer is advised to contact the County Borough Council's Head of Engineering regarding any retaining works or other works affecting the highway **BEFORE** construction works commence.

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.