

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: Ms Zoe Thomas c/o Miss Clare Phillips Purcell 6 St Peter's Court Bristol BS3 4AQ

WHEREAS you submitted an application on the 31st March 2025 to develop: Cyfarthfa Castle Cyfarthfa Park Merthyr Tydfil CF47 8RE short particulars of the application being as follows:-

Name of the Applicant

Ms Zoe Thomas
Merthyr Tydfil County Borough Council
Civic Centre
Castle Street
Merthyr Tydfil

Description of Proposed Development

The repairs, replacement and installation of new drainage pipes, attenuation tank and manholes. (Full)

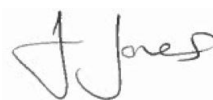
The Council in pursuance of its powers under the above mentioned Act and Order hereby **GRANTS PERMISSION** for the carrying out of the proposed development as described above and in accordance with the application and plans (if any) submitted with the application subject to compliance with the following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

CONDITIONS

Please see attached.

Date: 23rd May 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: -

- Site location plan drawing no. CCTS-PUR-01-XX-DR-A-0005
- Proposed drainage strategy plan drawing no. 12050-MNW-XX-XX-DR-C-0500-S2-P7.
- Proposed drainage strategy sheet 1 drawing no. 12050-MNW-XX-XX-DR-C-0501-S2-P7.
- Proposed drainage strategy sheet 2 drawing no. 12050-MNW-XX-XX-DR-C-0502-S2-P07
- Manhole schedule drawing no. 12050-MNW-XX-XX-DR-C-0503-S2-P4
- Drainage details drawing no. 12050-MNW-XX-XX-DR-C-0505-S2-P4
- Attenuation tank sections drawing no. 12050-MNW-XX-XX-DR-C-0506-S2-P4
- Drainage long sections drawing no. 12050-MNW-XX-XX-DR-C-0507-S2-P2
- Drainage long section drawing no. 12050-MNW-XX-XX-DR-C-0508-S2-P2
- Proposed drainage site plan drawing no CCTS-PUR-01-00-DR-A-0011-P03
- Proposed drainage site plan drawing no. CCTS-PUR-01-00-DR-A-0012-P01
- Access strategy
- Preliminary Ecological Appraisal version 2, 23rd April 2024.
- Green Infrastructure Statement
- Heritage Impact Assessment
- Road Surface Water Drainage Strategy
- Site Drainage Strategy

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

- 3 **No development or site clearance shall commence** until the local planning authority have been informed in writing of the name of a professionally qualified archaeologist who is to be present during the undertaking of any excavations in the development area so that a watching brief can be conducted. No work shall commence until the local planning authority has confirmed in writing that the proposed archaeologist is suitable. A copy of the watching brief report shall be submitted to the local planning authority within two months of the archaeological fieldwork being completed.

Reason - In order that the archaeological operations are undertaken to an acceptable standard and that legitimate archaeological interest in the site is satisfied in accordance with Policy CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

Condition 3 Discharged on 23.10.2025 - App No. P/25/0248.

- 4 **No development shall take place** until a Wildlife Protection Plan for Construction has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- a. An appropriate scale plan showing 'Wildlife Protection Zones' where construction activities are restricted and where protective measures will be installed or implemented;
- b. Details of protective measures (both physical measures and sensitive working practices) to avoid impacts during construction;
- c. A timetable to show phasing of construction activities to avoid periods of the year when sensitive wildlife could be harmed (such as nesting bird season).
- d. Persons responsible for:
 - i) Compliance with legal consents relating to nature conservation;
 - ii) Compliance with planning conditions relating to nature conservation;
 - iii) Installation of physical protection measures during construction;
 - iv) Implementation of sensitive working practices during construction;
 - v) Regular inspection and maintenance of physical protection measures and monitoring of working practices during construction;
 - vi) Provision of training and information about the importance of the 'Wildlife Protection Zones' to all construction personnel on site.

All construction activities shall be implemented with the approved details and timing of the plan

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

5 No Development shall commence until a site wide Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include:

- Construction methods, details of materials, how waste will be managed;
- General Site Management: details of the construction programme including timetable, details of site clearance, details of site construction drainage, containment areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuel, concrete mixing and washing areas) any watercourse or surface drain;
- Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works;
- Resource Management: details of fuel and chemical storage and containment;
- Traffic management: the location of accesses, the management of vehicular and pedestrian areas, location of areas for the loading and unloading of plant, materials and manoeuvring areas, location of parking areas for site operatives and visitors, details of site deliveries and storage areas, parking and storage of plant on site, wheel wash facilities, types and number of vehicles on site through the development process;
- Pollution Prevention: demonstrate how relevant guidelines for pollution prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan; and
- Details of persons and bodies responsible for activities associated with the CEMP and emergency contact details.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Reason - In the interests of the highway safety and free flow of traffic and to protect the environment in accordance with Policies SW12 and EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

Condition 5 Discharged on 31.10.25 – App No. P/25/0284.

- 6 **No development or site clearance shall commence** until a Landscape and Ecological Enhancement and Management Plan, including details of tree and screen planting and site restoration along with a timetable for implementation has been submitted to and approved in writing by the local planning authority. The methods of working and other measures contained in the approved Landscape and Ecological Enhancement and Management Plan shall be adhered to and carried out in accordance with the agreed timetable for implementation.

Reason - To protect the natural environment and important habitats and ensure net biodiversity benefits in accordance with Policy EnW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

Condition 6 Discharged on 08.08.2025 - App No. P/25/0203.

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.