

DELEGATED REPORT

Application No:	P/24/0130
Site Address:	Ty Bryn Seion North Street Dowlais Merthyr Tydfil CF48 3SR
Development:	Proposed External Cladding, alterations to windows and installation of air source heat pump.
Case Officer:	Rebecca Owens
Site Visit:	5th June 2024
Application Expiry Date:	9th September 2025
Consultation reply date expired:	20th August 2025

APPLICATION SITE

The application relates to a to a large detached building comprising of forty one residential flats. It is located within the settlement boundary and is bound by highways to two sides, a landscaped public space and a church.

PROPOSED DEVELOPMENT

Full planning permission is sought for the installation of external insulation to all elevations of the building. This would be finished with a combination of white render and brick slips (760 - Hilton Waterstruck). All replacement fascia and bargeboards will also be set off the face of the newly finished walls to create crawling bat access and provide roosting provision.

In addition, it is proposed to replace all windows with the exterior design and material finish (white upvc) remaining the same as existing.

An Air Source Heat Pump (Bosch CS3000AWP 31) is also proposed within an existing enclosed clothes drying area. This would be 2.74m in width by 1.06m in depth and 1.48m in height.

PLANNING HISTORY

There is no recent planning history which needs to be considered when determining this application.

CONSULTATION

The following bodies were consulted and their responses are presented below:

Council's Ecologist	No objection subject to conditions
Environmental Health Manager	No objection subject to conditions
South Wales Fire and Rescue	No objection

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, a letter was sent to the neighbouring church and four site notices were displayed within the vicinity of the site.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

Future Wales: the National Plan 2040 (February 2021) sets out a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

National Planning Policies

Planning Policy Wales (Edition 12, February 2024)

Local Planning Policies

The following policies of the Merthyr Tydfil County Borough Council Replacement Local Development Plan (LDP) 2016-2031 are relevant to the determination of this application:

- SW4 Settlement Boundaries
- SW11 Sustainable Design and Placemaking
- EnW1 Nature Conservation and Ecosystem Resilience
- EnW2 Internationally and Nationally Protected Sites and Species
- EnW3 Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species
- EcW9 District Heating

In addition, the application will be determined having regard to the advice contained within the following Supplementary Planning Guidance (SPG) Notes:

- Note 4, Sustainable Design.
- Note 5, Nature and Development.

PLANNING CONSIDERATIONS

The proposal relates to a large building which is almost entirely brickwork. The building is not of a particularly notable design and its current appearance is uninteresting and nondescript. It is considered that the proposed introduction of the proposed render and brickwork finish would add some interest to the plain facade and improve its overall appearance. In addition, as the windows would be of the same design and material there would not be visual impact as a result of their replacement. With respect to the Air Sources Heat Pump, this would be situated within an existing laundry drying area which is enclosed by 1.8m high close boarded timber fencing. As such, it would not be visible from outside of this area and would not have any significant impact on the character or visual amenities of the building itself or the area in general. The development would therefore be acceptable in terms of its design and appearance and in accord with Policy SW11 of the LDP.

Regard has also been had for the impact of the proposal on residential amenity. In this respect it is noted that the proposed works to the building itself would not have any significant impact. However, it is recognised that air sources heat pumps can produce noise which in some instances can create a nuisance to nearby residents. However, the application has been supported by noise information which has been considered by the Environmental Health Manager and no concerns with regard to the noise levels has been identified. As such, it should not give rise to any harmful noise and disturbance. The development is therefore found to be acceptable in terms on its impact on residential amenity and in accord with Policy SW11 of the LDP. In addition, the proposal would not change or impinge upon the existing access or car parking facilities and as such there would be no highway safety impact.

A Preliminary Roost Assessment was undertaken which found the building to be of moderate suitability to support roosting bats. As such it was recommended that dusk emergency surveys be undertaken. Subsequently, a Bat and Nesting Bird Survey Report was submitted outlining the findings of the additional survey work. This notes that common pipistrelles were identified emerging and entering the building, indicating that it provides a day roost. As such a European Protected Species Licence is required and an informative to this effect should be included on any permission issued. Whilst the findings of the report are acknowledged, it is considered that the development is necessary to improve the overall efficiency of the building. In addition, the Ecology Officer has not raised any objection to the proposal subject the recommendations and mitigation measures outlined in the report being implemented. An external lighting scheme has also been submitted for consideration and the Ecologist is also satisfied that this would not result in any harmful impact.

In accordance with Chapter 6 of Planning Policy Wales (edition 12), the application has been supported by a Green Infrastructure Statements (GIS). Given that the works largely relate to the existing building with the addition of an air source heat pump within an existing laundry area, there would be minimal loss of the existing green infrastructure. However, to provide a net benefit to biodiversity the GIS proposes the provision of three bat boxes, two bird boxes, an insect hotel and shrub and tree planting. It is considered that these enhancements are appropriate and would improve biodiversity provision within the site. The ecological enhancements would be secured by condition, which would contribute to the wider green infrastructure objectives. The proposed development would therefore comply with LDP Policy EnW1.

The duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (“the WBFG Act”) has been taken into consideration when determining this application. In reaching the following recommendation, the ways of working set out at section 5 of the WBFG Act have been considered and thus the proposal is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives set out as required by section 8 of the WBFG Act.

Accordingly the following recommendation is made:

RECOMMENDATION: BE APPROVED subject to the following **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: Proposed Layout, Drawing Number: 24014/02, Rev. F, Received 15 September 2025

Drawing Title: ASHP Location & Elevation, Drawing Number: Page 2 of 2, Rev. P01, Received 15 July 2025

Drawing Title: ASHP External General Location, Drawing Number: Page 1 of 2, Rev. P01, Received 15 July 2025

Drawing Title: Proposed Lighting Layout, Drawing Number: 558330-00 R2, Received 15 September 2025

Drawing Title: Proposed Lighting Layout, Drawing Number: 558330-01 R2, Received 15 September 2025

Drawing Title: Proposed Lighting Layout, Drawing Number: 558330-02 R2, Received 15 September 2025

Drawing Title: Proposed Lighting Layout, Drawing Number: 558330-WLSDC, Received 30 September 2025

Bosch Air Source Heat Pump Technical Data Sheet COM117 (02/2023), Product: Compress 3000 AWP Commercial Heat Pump - Chassis 2, Received 15 July 2025

Preliminary Air Source Heat Pump Noise Assessment produced by Hunter Acoustics, ref: 7784/L1_REV2, Received 30 September 2025

Preliminary Roost Assessment, November 2024, Rev. 1.0 produced by Acer Ecology, Received 21 November 2024.

Bat and Nesting Bird Survey Report, September 2025, Rev. 3.0, produced by Acer Ecology, Received 15 September 2025.

Green Infrastructure Statement and Net Biodiversity Benefit Statement, Revision 2.0, September 2025, produced by Acer Ecology, Received 23 September 2025.

558330 - Ty Brynseion, Realta 2700K dated 29 August 2025, produced by Thorlux Lighting, Received 15 September 2025

Reports x2 558330 - Ty Brynseion, Realta 2700K dated 29 August 2025, produced by Thorlux Lighting, Received 15 September 2025

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

3. The development hereby approved shall be carried out in accordance with the required actions (section 6) of the Bat and Nesting Bird Survey Report, September 2025, Rev. 3.0, produced by Acer Ecology. In line with this and Drawing Number: 24014/02, Rev. F, two compensatory bat boxes will be installed **BEFORE** works commence on site and a further bat box, two bird boxes be installed **WITHIN 3 MONTHS** of works to the external elevations being completed. These shall be retained in perpetuity thereafter.

Reason - Future Wales and Planning Policy Wales (Edition 12, February 2024) requires all development to maintain and enhance biodiversity and to accord with Policy EnW1 of the Merthyr Tydfil Replacement Local Development Plan.

4. The development hereby approved shall be carried in in accordance with Green Infrastructure Statement and Net Biodiversity Benefit Statement, Revision 2.0, September 2025, produced by Acer Ecology and the Landscape and Ecological Management contained within this. As detailed in this document, a bug house shall be provided **WITHIN 3 MONTHS** of works to the external elevations being completed and the detailed planting shall be carried out in the first planting and seeding seasons 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 - Future Wales and Planning Policy Wales (Edition 12, February 2024) requires all development to maintain and enhance biodiversity and to accord with Policy EnW1 of the Merthyr Tydfil Replacement Local Development Plan.

5. No external lighting shall be installed other than that expressly authorised by this permission and shown on the approved plans listed on condition 2.

Reason - Future Wales and Planning Policy Wales (Edition 12, February 2024) requires all development to maintain and enhance biodiversity and to accord with Policy EnW1 of the Merthyr Tydfil Replacement Local Development Plan.

INFORMATIVES

1. Warning: A European Protected Species (EPS) Licence is required for this development. This planning permission does not provide consent to undertake works that require an EPS licence. It is an offence to deliberately kill, injure, capture or disturb a bat or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine. To undertake works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at <https://naturalresources.wales/permits-and-permissions/species-licensing/apply-for-a-protected-species-licence/bat-licences/?lang=en>

All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding.

If works to any trees, hedgerows and/or other nesting bird habitat (including buildings/structures with suitable features) are to be undertaken, they will take place outside of the bird nesting season. If the works must be undertaken during the nesting season (generally from 1st March until 31st August, although birds are known to nest outside of these dates in suitable conditions), a breeding bird survey will be required and must be carried out by a suitably qualified ecologist. Any active nests identified will be protected until the young have fledged.

Where a Schedule 1 species (as defined in the Wildlife and Countryside Act - <https://www.legislation.gov.uk/ukpga/1981/69/schedule/1>) is involved, compensation for impacts, e.g., loss of nesting sites, will be devised and implemented.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 02.10.2025