

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: Mrs Kate Solomon c/o Mr Aled Davies A.D Architectural Design Consultants LTD The
Studio Little Greenway Crinow Road Narberth SA67 8TA

WHEREAS you submitted an application on the 29th May 2024 to develop: Ty Bryn Seion North Street
Dowlais Merthyr Tydfil CF48 3SR short particulars of the application being as follows:-

Name of the Applicant

Mrs Kate Solomon
Tai Wales & West Housing
Archway House
77 Parc Ty Glas
Llanishen

Description of Proposed Development

Proposed External Cladding, alterations to windows and
installation of air source heat pump. (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: 2nd October 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:

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.

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.