

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: WDL Homes Ltd c/o Asbri Planning Ltd F.a.o. Miss E Harding Unit 9 Oak Tree Court
Cardiff Gate Business Park

WHEREAS you submitted an application on the 15th June 2020 to develop: Land To The North Of Crabtree Walk And To The West Of Sweetwater Park Trefechan Merthyr Tydfil short particulars of the application being as follows:-

Name of the Applicant

WDL Homes Ltd
C/O Agent

Description of Proposed Development

Demolition of bungalow, construction of residential development, landscaping, parking and associated works (Full)

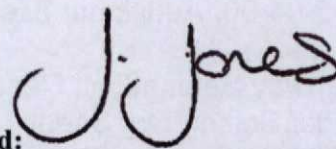
The Council in pursuance of its powers under the above mentioned Act and Order hereby **GRANTS PERMISSION** for the carrying out of the proposed development as described above and in accordance with the application and plans (if any) submitted with the application subject to compliance with the following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

CONDITIONS

Please see attached.

Date: 13th May 2021

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:

Arboricultural Report (Ref ArbTS_580.7_Land at Trefechan, Dated 18th February 2021
Ecological Impact Assessment V2, Dated 29.04.2021

Drawing title - The Garages, received 15.06.2020
Drawing title - The Caswell Elevations Render, received 15.06.2020
Drawing title - The Caswell Floor Plan, received 15.06.2020
Drawing title - The Oxwich Bay Render, received 15.06.2020
Drawing title - The Oxwich Brick, received 15.06.2020
Drawing title - The Oxwich Render, received 15.06.2020
Drawing title - The Windsor Brick, received 15.06.2020
Drawing title - The Windsor Render, received 15.06.2020
Drawing title - The Ashford Elevations Render, received 15.06.2020
Drawing title - The Ashford Floor Plans, received 15.06.2020
Drawing title - The Llangenith Render, received 15.06.2020
Drawing title - The Laugharne Brick, received 15.06.2020
Drawing title - The Laugharne Render, received 15.06.2020
Drawing title - The Mewslade Brick, received 15.06.2020
Drawing title - The Aberaeron Render, received 15.06.2020
Drawing title - The Tenby Render, received 15.06.2020
Drawing title - The Whitland Brick, received 15.06.2020
Drawing title - The Pembroke Brick, received 15.06.2020

Drawing No. TREF-15-04-07, Proposed Street Scenes, Received 15.06.2020
Drawing No. 107-01 Rev A, Site Sections Location Plan, Received 15.06.2020
Drawing No. 107-02 Rev A, Site Sections, Received 15.06.2020
Drawing No. TREF-15-04-50, Additional Site Sections, Received 30.03.2020

Drawing No. 160, Highway Setting Out, Received 04.03.2021
Drawing No. 150-1, Plot Setting Out Sheet 1 of 2, Received 04.03.2021
Drawing No. 150-2, Plot Setting Out Sheet 2 of 2, Received 04.03.2021
Drawing No. 115 Rev A, Road Longitudinal Sections, Received 04.03.2021
Drawing No. 104, S278 Typical Highway Details, Received 04.03.2021
Drawing No. 104-1, S278 Typical Highway Details Sheet 2 of 2, Received 04.03.2021
Drawing No. 001-3 Rev B, Engineering Layout Sheet 1 of 2, Received 04.03.2021
Drawing No. 001-4 Rev B, Engineering Layout Sheet 2 of 2, Received 04.03.2021

Drawing No. 1909TMT.03 Issue 02, Softworks Specification & Schedule, Received 04.03.2021
Drawing No. 1909TMT.02 Issue 02, Overall Landscape Layout, Received 04.03.2021
Drawing No. TREF-15-04-04 Rev B, Boundary Enclosures Layout, Received 04.03.2021

Drawing No. TREF-15-04-06 Rev B, Refuse Collection Layout, Received 04.03.2021
Drawing No. TREF-15-04-03 Rev B, External Materials Layout, Received 04.03.2021
Drawing No. TREF-15-04-05 Rev B, Building Storey Heights Layout, Received 04.03.2021
Drawing no. TREF-15-04-02 Rev C, Planning Layout, Received 04.03.2021
Drawing No. 001-1 rev F, Engineering Layout, Received 04.03.2021

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 SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

Condition 3 discharged on 25.10.2021 - App Ref P/21/0321

- 4 **Prior to works commencing on Plot 44**, details for the provision of an appropriate screen around the upper rear garden patio, shall be submitted to and approved in writing by the local planning authority. The screen shall be implemented in accordance with the approved details prior to the occupation of the dwelling and shall be maintained in an acceptable condition at all times thereafter.

Reason - To ensure that the new development will be visually attractive and boundaries protected in the interests of amenity in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 5 All planting, seeding or turfing comprised in the approved details of landscaping 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 - To ensure that the new development will be visually attractive in the interests of amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 6 A landscape and habitat management plan, including management responsibilities and maintenance schedules for all landscaped and habitat areas, other than privately owned domestic gardens, shall be submitted to and approved in writing by the local planning authority **prior to the occupation of any of the dwellings on the site**. The landscape and habitat management plan shall be carried out as approved.

Reason - To ensure that the new development will be visually attractive in the interests of amenity and to protect the natural environment in accordance with Policies SW11, EnW1 and EnW2 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 7 **Prior to the occupation of any dwelling**, details shall be submitted for the construction of drystone walls indicating their position and height. All works shall be carried out in accordance with the approved details and completed as part of the landscaping works during the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner.

Reason - To ensure that the new development will be visually attractive and in the interest of improving the quality of the historic landscape in accordance with Policies SW11 and CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 8 **Prior to works commencing on site** a written programme of historic building recording and analysis shall be submitted to and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written programme.

Reason - To identify and record any features of archaeological interest including drystone walls discovered during the works, in order to mitigate the impact of the works on the archaeological resource and in accordance with policy CW1 of Merthyr Tydfil Replacement Local Development Plan.

Condition 8 discharged on 25.10.2021 - App Ref P/21/0321

- 9 **Prior to the occupation of any dwelling**, a lighting plan including measures to reduce light spillage onto foraging habitats for bats shall be submitted to and approved in writing by the local planning authority. The lighting plan shall be informed by the result of a spring bat transect survey and the recommendations of the Ecological Impact Assessment to ensure appropriate dark corridors are provided across the site. All works shall be carried out in accordance with the approved details.

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

- 10 Demolition or construction works shall not take place outside the hours of 08:00 to 18:00 Mondays to Fridays and 09:00 to 14:00 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 Policies SW11 and EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 11 **No development shall commence**, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- i) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;

- v) wheel washing facilities;
- vi) measures to control the emission of dust and dirt during demolition and construction; and
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason - In the interests of the highway safety and free flow of traffic and to protect the environment and so as to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

Condition 11 discharged on 01.11.2021 - App No. P/21/0320.

- 12 Notwithstanding the provisions 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 fences, gates or walls shall be erected within the curtilage of any dwelling house forward of the principle elevation of that dwelling house.

Reason - To preserve the open plan character of the housing layout in the interests of visual amenity in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

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.