

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: Merthyr Tydfil County Borough Council c/o BGCBC F.a.o. Mr J Allen Floor 1 Municipal
Offices Civic Centre

WHEREAS you submitted an application on the 10th September 2020 to develop: Cyfarthfa Park Merthyr
Tydfil CF47 8RE short particulars of the application being as follows:-

Name of the Applicant

Merthyr Tydfil County Borough Council
F.a.o. Mr C Mason
Civic Centre,
Castle Street
Merthyr Tydfil

Description of Proposed Development

Patio/terrace decking extension to Canolfan Building and
Splash pad plant room extension, new changing room
pod, bin store, footpaths and bridge (Full)

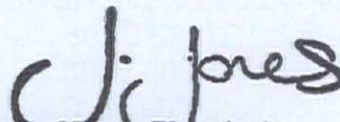
The Council in pursuance of its powers under the above mentioned Act and Order hereby **GRANTS PERMISSION** for the carrying out of the proposed development as described above and in accordance with the application and plans (if any) submitted with the application subject to compliance with the following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

CONDITIONS

Please see attached.

Date: 4th February 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:

Drawing number CRG-MTC-TCE-00-GA-S-002 REV C01 RETAINING WALL DETAIL received on 11.11.2020

Drawing number CRG-MTC-TCE-00-GA-S-001 REV C01 PROPOSED TERRACE EXTENSION received on 11.11.2020

Drawing number CRG-MTC-RW-00-GA-S-001 REV C01 PROPOSED RETAINING WALL PLAN received on 09.11.2020

Drawing number CRG-MTC-XX-00-GA-C-006 REV P01 PROPOSED DRAINAGE LAYOUT received on 09.11.2020

Drawing number CRG-MTC-XX-00-GA-C-004 REV P01 PROPOSED RETAINING WALL PLAN VIEW received on 09.11.2020

Drawing number CRG-MTC-XX-00-GA-C-002 REV C01 PROPOSED SITE PLAN SHEET 1 OF 2 received on 09.11.2020

Drawing number CRG-MTC-XX-00-GA-C-003 REV C02 PROPOSED SITE PLAN SHEET 2 OF 2 received on 11.11.2020

Drawing number TS1260/IT08 PROPOSED BIN STORE received on 10.09.2020

Drawing number TS1260/IT07 REV A CHANGING PAVILLION PROPOSED SIDE ELEVATIONS & SECTIONS received on 10.09.2020

Drawing number TS1260/IT06 REV A CHANGING PAVILLION PROPOSED FRONT & REAR ELEVATIONS received on 10.09.2020

Drawing number TS1260/IT05 REV A CHANGING PAVILLION PROPOSED PLAN received on 10.09.2020

Drawing number CRG-MTC-CHR-00-GA-S-001 PROPOSED CHANGING ROOM received on 10.09.2020

Drawing number CRG-MTC-BLR-00-GA-S-001 REV P01 PROPOSED BOILER ROOM REFURBISHMENT received on 10.09.2020

Drawing number TS1260/IT03 REV A PLANT ROOM MODIFICATIONS PROPOSED PLAN received on 10.09.2020

Drawing number TS1260/IT04 REV A PLANT ROOM MODIFICATIONS EXISTING/PROPOSED ELEVATIONS received on 10.09.2020

Drawing number TS1260/CT05 CAFE MODIFICATIONS PROPOSED INTERNAL FINISHES received on 10.09.2020

Drawing number TS1260/CT08 CAFE MODIFICATIONS PROPOSED INTERNAL WALL ELEVATIONS C-C received on 10.09.2020

Drawing number TS1260/CT07 CAFE MODIFICATIONS PROPOSED INTERNAL WALL ELEVATIONS B-B received on 10.09.2020

Drawing number CRG-MTC-XX-XX-GA-C-007 REV P02 RETAINING WALL SECTIONS received on 10.09.2020

Drawing number 0005 REV P01 PROPOSED FOOTBRIDGE STRUCTURAL SECTIONS & ELEVATIONS received on 10.09.2020

Drawing number 0004 REV P01 PROPOSED FOOTBRIDGE STRUCTURAL FRAMING received on 10.09.2020

Drawing number 0006 REV P01 PROPOSED FOOTBRIDGE 3D VIEWS received on 10.09.2020

Recommendations set out in Section 5 of the Ecological Impact Assessment (Document Reference WWE20333 ECIA REV D) received on 26.01.2021 and carried out by Wildwood Ecology.

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

- 3 **No engineering works 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 details shall include existing and proposed sections of the area proposed for the bin store to the north (rear) of the Canolfan building. 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 .

- 4 Prior to the construction of the patio/terrace decking extension and new footpaths, a sample of the natural stone together with details of the coursing and pointing to be used to face the boundary walls and retaining walls shall be submitted to and approved in writing by the Local Planning Authority and such details shall be demonstrated by the prior construction of a sample panel. The development shall be completed in accordance with the approved materials.

Reason - To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity and to accord with Policies SW11, CW1 and CW2 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

INFORMATIVES

1. The developer/applicant should note a precautionary approach regarding the works to the existing pod is recommended within the Ecological Impact Assessment Report (Document REF: WWE20333 ECIA REV D) carried out by Wildwood Ecology. The approach should include supervision of partial dismantling of any PRF's on the elevations of the pod to be extended. If bats or signs of bats are encountered, all works will need to cease until such a time as a license is granted by Natural Resources Wales (NRW) to allow works to continue legally.

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.