

DELEGATED REPORT

Application No:	P/26/0180
Site Address:	St Marys Roman Catholic Primary School Caedraw Road Merthyr Tydfil CF47 8HA
Development:	Widen existing vehicular access off Caedraw Road
Case Officer:	Marlene Ferreira
Site Visit:	
Application Expiry Date:	6th October 2026
Consultation reply date expired:	3rd September 2026

APPLICATION SITE

The application site relates to an existing school, St Mary's Roman Catholic Primary School, located off Caedraw Road near Merthyr Tydfil Town Centre.

The school site is enclosed by a mesh fence measuring approximately 2m in height and is served by two pedestrian and vehicular accesses onto Caedraw Road, one located to the northwest and one located to the southwest.

PROPOSED DEVELOPMENT

This application seeks planning permission to widen the existing vehicular access, off Caedraw Road, located to the northwest of the school site.

The existing gated accesses, serving pedestrians and vehicles, measures approximately 6.4m wide in total and is proposed to be replaced by a new wider access, comprising of two vehicular gates and directed at vehicles only, with a total width of approximately 10m. The new access gates would be finished in green mesh.

The development has been proposed to better facilitate vehicular access in and out of the site.

PLANNING HISTORY

The Council's records do not indicate any other relevant planning history for this site.

CONSULTATION

The following consultations were undertaken:

Engineering and Highways Manager	No objection.
----------------------------------	---------------

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, 3 site notices were displayed in the immediate vicinity. No letters of representations have been received as a result of this publicity exercise.

POLICY CONTEXT

National Development Framework

- Future Wales: The National Plan 2040 (February 2021)

National Planning Policies

- Planning Policy Wales (Edition 12, February 2024)

Local Planning Policies

- Merthyr Tydfil Replacement local Development Plan 2016-2031

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

Policy EnW1 – Nature Conservation and Ecosystem Resilience

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposal, in terms of its siting, design and scale, would be an acceptable form of development with regards to its impact upon the character and appearance of the premises and the wider street scene. The impact upon residential amenity, ecology and highway safety are also primary considerations.

Character and Appearance

The proposed development, comprising of two vehicular gates, seeks to provide a wider access to allow for easier entry and exit into the school site. The two gates, each measuring approximately 5m wide and 2m in height, would be finished in green mesh. Indeed, the new gates would match the scale and material finishes of the existing fence and gate currently enclosing the site.

Thus, the proposal to widen the vehicular access into the site would not have any adverse impact on the character and appearance of the school site or that of the wider area and would therefore appear as a sympathetic development which would be in context with the existing built environment. The proposal would therefore accord with LDP Policy SW11.

Residential Amenity

The proposed development has been considered in respect of its impact upon surrounding neighbouring occupiers. However, given the nature of the development and distance from neighbouring occupiers, the proposed development would not be deemed to have any significant adverse impact upon their amenities.

The relationship between the proposed development and nearby residents would therefore be acceptable and accord with LDP Policy SW11.

Ecology

The proposed development has been considered by the Council's Ecologist, and given the nature of development proposed, no survey work has been requested. However, enhancement works in line with the Environment (Wales Act 2016) and Welsh Government Circular 'Securing Biodiversity Enhancements' have been requested. As such, a suitably worded condition will be added to any planning permission granted.

It is also noted, under chapter 6 of Planning Policy Wales (edition 12) that applications should be supported by Green Infrastructure Statements (GIS). However, due to the scale and nature of the development, the submission of a GIS would be deemed disproportionate and unreasonable. Notwithstanding this, ecological enhancements would be provided (to be requested by condition) which would contribute to the wider green infrastructure objectives. Thus, the proposed development would therefore be considered acceptable and accord with LDP Policy EnW1.

Parking and Highway Safety

The proposed development, as noted previously, includes the provision of a wider vehicular access onto Caedraw Road. The Head of Engineering and Highways has considered the proposal and has not raised any concerns or objections with regards to its proposed width, positioning and associated manoeuvring/reversing onto the highway. The proposed development is therefore not considered to have any significant adverse impact upon highway or pedestrian safety. As such, it would result in an acceptable development which would accord with LDP Policy SW11.

CONCLUSION

The development, due to the reasons discussed above, is therefore considered acceptable and would comply with the relevant policies and guidance.

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:

- Proposed Site Plan Drawing Number 2026-024-02P, received: 11th August 2026;
- Existing and Proposed Elevations Drawing Number 2024-024-003P, received: 11th August 2026;
- Proposed plan Drawing Number 2024-024-02P, received: 11th August 2026.

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

3. **BEFORE WORKS COMMENCE ON SITE** a scheme for biodiversity enhancement, to include a timescale for implementation, shall be submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details and 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.

INFORMATIVES

1. This planning permission does not provide consent to undertake works that require a European Protected Species (EPS) licence.
All bats and their roosts are protected under UK and European legislation. 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 works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. on 0300 065 3000 or at <https://naturalresources.wales/permits-and-permissions/species-licensing/apply-for-a-protected-species-licence/bat-licences/?lang=en>.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

2. 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 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 *G. Davies*

PP. Director of Neighbourhood Services

DATE: 2nd October 2026