

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: Mr J Griffiths c/o Mr Geraint Jones Asbri Planning Ltd Unit 9 Oak Tree Court Cardiff Gate
Business Park Cardiff CF23 8RS

WHEREAS you submitted an application on the 2nd October 2023 to develop: Blaen-y-Garth Farm
Blaen-y-garth Access Road Pant Merthyr Tydfil CF48 2UY short particulars of the application being as follows:-

Name of the Applicant

Mr J Griffiths
Beacons Leisure Limited
1 Pengarnddu
Dowlais Top
Merthyr Tydfil

Description of Proposed Development

Variation of condition 1 of planning permission P/16/0094
to extend the time period for the commencement of
development (a further 5 years) (Removal/Variation of
Condition)

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: 24th July 2026

Signed:



(Director of Neighbourhood Services)

**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 No. 04b - Cafe & Visitor Information centre, received 10.02.2018
Drawing No. 04d - Farmhouse as Proposed, received 30.04.2018
Drawing No. 04e - Mobile Home, received 30.03.2016
Drawing No. 04f - Glamping Tent, received 30.03.2016
Drawing No. 04g - Amenity Building 1, received 30.03.2016
Drawing No. 04h - Amenity Building 2, received 30.03.2016
Drawing No. 0002 - Existing & Proposed Site Plan, received 11.07.2018
Drawing No. 0007 - Existing & Proposed Site Sections A, received 02.03.2018
Drawing No. 0008 - Existing & Proposed Site Sections B, received 02.03.2018
Drawing No. 0009 - Farmhouse Site Layout, received 02.03.2018
Drawing No. 0011 - Gas Pipeline Analysis, received 11.07.2018
Drawing No. 0012 - Landscaping Details, received 11.07.2018
Drawing No. 0015 - Road Sections, received 02.03.2018
Drawing No. 0016 - Existing and Proposed Spot Levels, received 13.07.2018

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

- 3 The development, consisting of mobiles homes, caravans, glamping tents and camping pitches, shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence. An up to date register shall be kept at the holiday accommodation hereby permitted and be made available for inspection by the local planning authority upon request. The register shall contain details of the names of all of the occupiers of the accommodation, their main home addresses and their date of arrival and departure from the accommodation.

Reason - The site is unacceptable for permanent housing by reason of it's location in the open countryside in accordance with Policy SW4 of the Merthyr Tydfil Replacement Local Development Plan.

- 4 Before the tourist holiday park hereby permitted is brought into beneficial use, the listed building (Blaen Y Garth Farmhouse) shall have been repaired and restored completely in accordance with the details approved by the listed building consent P/16/0095.

Reason - To ensure that the appearance of the proposed works will be in keeping with the special architectural and historic character of the listed building in accordance with Policy CW1 of the Merthyr Tydfil Replacement Local Development Plan.

- 5 **No development shall commence** until details of a scheme for the disposal of foul and surface water has been submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to the beneficial use of the development and retained in perpetuity.

Reason - To ensure adequate disposal of foul and surface water drainage in accordance with Policy EnW4 of the Merthyr Tydfil Replacement Local Development Plan.

- 6 **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 .

- 7 **Prior to works commencing on site**, details for the construction of the new access road, compacted 'whindust' tracks, 'X-Grid grass road' system and hardstanding areas, as illustrated on drawing no. 0012 (Landscape Details), shall be submitted to and approved in writing by the Local Planning Authority. The access road, tracks and hardstanding areas shall be completed in accordance with the approved details prior to the beneficial use of the holiday park and maintained as such thereafter.

Reason - In the interests of road safety in accordance with Policies SW11 of the Merthyr Tydfil Replacement Local Development Plan.

- 8 The siting of mobile homes, caravans, glamping tents and camping pitches shall be limited to the number and specific locations as indicated on the proposed site plan (Drawing No. 002, received 2nd March 2018). No additional mobile homes, caravans, glamping tents or camping pitches shall be located within the site.

Reason - To avoid intensification of the development within a countryside location, in the interests of the character and appearance of the area, highway safety and to accord with Policy SW4 and EnW5 of the Merthyr Tydfil Replacement Local Development Plan.

- 9 **No development shall take place** until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include:

- i) A statement setting out the design objectives and how these will be delivered;
- ii) earthworks showing existing and proposed finished levels or contours;
- iii) means of enclosure and retaining structures, including the restoration/repairs to existing stone walls;
- iv) other vehicle and pedestrian access and circulation areas;
- v) hard surfacing materials;
- vi) minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, etc.), and
- vi) water features.

Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment), schedules

of plants noting species, plant supply sizes and proposed numbers/densities where appropriate and an implementation programme (including phasing of work where relevant).

The hard landscaping works shall be completed in accordance with the approved details **prior to the opening of the tourist holiday park to members of the public**. 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 opening of the tourist holiday park to members of the public 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 a countryside location in the interests of amenity and to accord with Policies SW11 and EnW5 of the Merthyr Tydfil Replacement Local Development Plan.

- 10 **No development shall take place** until a Wildlife Protection Plan for Construction has been submitted to and approved in writing by the Local Planning Authority. The plan shall focus on bats, reptiles, nesting birds, trees and boundary walls/hedgerows and shall include:

- a. An appropriate scale plan showing 'Wildlife Protection Zones' where construction activities are restricted and where protective measures will be installed or implemented;
- b. Details of protective measures (both physical measures and sensitive working practices) to avoid impacts during construction;
- c. A timetable to show phasing of construction activities to avoid periods of the year when sensitive wildlife could be harmed (such as nesting bird season).
- d. Persons responsible for:

- i) Compliance with legal consents relating to nature conservation;
- ii) Compliance with planning conditions relating to nature conservation;
- iii) Installation of physical protection measures during construction;
- iv) Implementation of sensitive working practices during construction;
- v) Regular inspection and maintenance of physical protection measures and monitoring of working practices during construction;
- vi) Provision of training and information about the importance of the 'Wildlife Protection Zones' to all construction personnel on site.

All construction activities shall be implemented in accordance with the approved details and timing of the plan.

Reason - To protect the natural environment in accordance with Policy EnW4 of the Merthyr Tydfil Replacement Local Development Plan.

- 11 **Prior to the opening of the tourist holiday park** to members of the public, details of the external lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. All works shall be completed in accordance with the approved details

prior to the opening of the tourist holiday park to members of the public and shall be maintained as such thereafter.

Reason - To minimise the impact of external lighting serving the development within a countryside location and in the interest of the environment for protected species and to accord with policies EnW4 and EnW5 of the Merthyr Tydfil Replacement Local Development Plan.

- 12 **No development shall take place until** the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant 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 scheme.

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

INFORMATIVES

1. The grant of planning permission does not entitle developers to obstruct a public right of way. Enforcement action may be taken against any person who obstructs or damages a right of way. Development, in so far as it affects a right of way, should not be started; and the right of way should be kept open for public use until the necessary order under s.247 or s.257 of the Town and Country Planning Act 1990 for the diversion or extinguishment of the right of way has come into effect. Nor should it be assumed that because planning permission has been granted an order will invariably be made or confirmed. If you need help or advice concerning the diversion or extinguishment order you should contact the Town Planning Division on 01685 726213/planning@merthyr.gov.uk. If you need advice about the right of way you should contact the Rights of Way Division on 01685 725309/rightsofway@merthyr.gov.uk.

2. 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.

3. Warning: An 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 capture, kill or disturb EPS 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 the 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/conservation-biodiversity-and-wildlife/european-protected-species/?lang=en>

4. 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.

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.