

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 G Jaswal c/o Mr Nigel Copsey Copsey Engineering 237 Cromwell Mansions Cromwell Road London SW5 0SD

WHEREAS you submitted an application on the 26th February 2026 to develop: 92-94 Ethan Arcade High Street Merthyr Tydfil CF47 8UP short particulars of the application being as follows:-

Name of the Applicant

Mr G Jaswal
Gwent Associates Ltd
99 Water Lane
Ilford
Essex

Description of Proposed Development

Conversion of the 1st and 2nd floors to 8 x 1-bed flats (4 units on each floor), above the ground floor property known as Barcode. (Full)

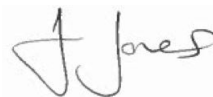
The Council in pursuance of its powers under the above mentioned Act and Order hereby **GRANTS PERMISSION** for the carrying out of the proposed development as described above and in accordance with the application and plans (if any) submitted with the application subject to compliance with the following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

CONDITIONS

Please see attached.

Date: 22nd May 2026

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:

- Proposed Ground Floor Plan Drawing No. 5351-204 Rev T1
- Proposed First Floor Plan Drawing No. 5351-300 Rev T1
- Proposed Second Floor Plan Drawing No. 5351-301 Rev T1
- Proposed Section A-A Drawing No. 5351-304 Rev T1
- Proposed Section B-B Drawing No. 5351-305 Rev T1
- Existing and Proposed Elevations Drawing No. 9435-105 Rev P4
- Flood Consequences Survey dated 03/08/2021
- Bat Survey Report dated 25th March 2026

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

- 3 **Prior to the occupation of the flats hereby approved** a noise assessment shall be submitted, as recommended in the Environmental Noise Assessment (6048/ENA1_ Rev 1), which shall include the results of a further break out assessment, to be submitted to and approved in writing by the Local Planning Authority. Details shall also be provided of the music noise limits and the measures that shall be put in place to ensure such limits are not exceeded. the agreed measures shall be fully implemented prior to the first occupation of the flats and shall be retained at all times thereafter.

Reason - To ensure appropriate noise insulation, attenuation and mitigation measures are in place in the interests of residential amenity of the future occupants of the flats in accordance with Policies SW11 and EnW4 of the Merthyr Tydfil replacement Local Development Plan.

- 4 **Prior to the occupation of the flats hereby approved**, details shall be submitted to and approved in writing by the Local Planning Authority, for the provision of three cavity bat boxes (constructed from woodstone or woodcrete) on the western elevation of the building, as illustrated on Existing and Proposed Elevations (Drawing No. 9435-105 Rev P4). The bat boxes shall be installed in accordance with the approved details prior to the occupation of the flats.

Reason - To protect the natural environment in accordance with Policy EnW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 5 **Prior to the first occupation of the flats hereby approved**, full details of cycle parking facilities to serve the flats shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking facilities shall be provided prior to the first occupation of the flats and shall remain available for such purposes at all times thereafter.

Reason - To encourage sustainable modes of transport in accordance with Policy SW12 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 6 Prior to the first occupation of the flats hereby approved details of bin storage facilities to serve the flats shall be submitted to and approved in writing by the Local Planning Authority. The bin storage facilities shall be provided prior to the first occupation of the flats and shall remain available for such purposes at all times thereafter.

Reason - To ensure adequate waste disposal facilities are available to the occupiers of the flats in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

INFORMATIVES

1. All bats and their roosts are protected against disturbance under UK and European legislation, and records show that bats have been sighted near to the site. If works are planned on a building / tree in which bats are roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should be carried out and, if so, the method to be used.

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.

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.