

DELEGATED REPORT

Application No:	P/26/0071
Site Address:	Troedyrhiw Primary School-Juniors Building No. 2 Archer Street Troedyrhiw Merthyr Tydfil
Development:	Replacement of two existing windows with new doors and removal of an additional existing window. Replacement of the existing external fence with a new 2.4m-high fence and provision of hardstanding
Case Officer:	Kate Glover
Site Visit:	16th April 2026
Application Expiry Date:	25th May 2026
Consultation reply date expired:	7th May 2026

APPLICATION SITE

The site relates to an existing school building within the grounds of an established school. The surrounding area is characterised by the other school buildings, play areas and parking area. To the north of the site is the highway serving the school and a park and to the west is a railway line. There are no residential dwellings adjacent or located in close proximity to the application site.

PROPOSED DEVELOPMENT

This application seeks full planning permission for minor physical alterations to the existing Troedyrhiw Community Primary School, the creation of a hardstanding area where there is currently amenity grass and 2m high metal fencing to match the fencing used on other parts of the site boundary.

To mitigate for the loss of the amenity grass, planters and a flower bed will be introduced and bat and bird boxes will be erected in trees within the school grounds to ensure biodiversity enhancement.

PLANNING HISTORY

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

PLANNING HISTORY

The relevant planning history is summarised below:

P/22/0201 Siting of 3 shipping containers for the Big Bocs Bwyd project
Approved: 16 Sep 2022

P/08/0330 Erection of sun/rain play shade
Approved: 30 Sep 2008

CONSULTATION

Planning Ecology Officer: No objection subject to conditions.

Environmental Health Manager: No objection.

Natural Resources Wales: No objections – not in remit

Transport for Wales: No objection.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, a site notice was displayed within the vicinity of the site.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

Future Wales: the National Plan 2040 (February 2021) (Future Wales) sets out a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

National Planning Policies

Planning Policy Wales (Edition 12, February 2024) (PPW).

In relation to the railway track PPW12, Paragraphs 4.1.49–4.1.52 emphasise the need to safeguard infrastructure from incompatible development, while paragraph 4.1.50 specifically requires land needed for infrastructure to be protected from prejudice. Paragraph 4.1.12 also confirms that development should not compromise the delivery or operation of infrastructure.

Local Planning Policies

The following policies of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 (LDP) are relevant to the determination of this application:

- SW4 Settlement Boundaries
- SW11 Sustainable Design and Placemaking
- SW13 Protecting and Improving Local Community Facilities

- EnW1 Nature Conservation and Ecosystem Resilience
- EnW4 Environmental Protection

In addition, the application will be determined having regard to the advice contained within the following Supplementary Planning Guidance (SPG) Notes:

- Note 4, Sustainable Design
- Note 5, Nature and Development

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to the principle of development, impact upon the character and appearance of the property and the street scene, impact upon the residential amenity of neighbours, the railway network and ecology.

The proposal would be located within an existing school site, would support the educational service and is within the settlement boundary. The principle of development is acceptable and meets with the requirements of LDP Policies SW4 and SW13.

In terms of visual impact, the alterations to windows and doors are limited and sympathetic to the existing building. Materials and finishes are proposed to match or complement the existing elevations, ensuring a cohesive appearance. There would be limited impact caused by the installation of 2m high boundary fence and provision of hard standing development particularly within the context of an established school site. As such, the proposal meets the requirements of LDP Policy SW11.

Given the lack of nearby residential properties, the proposals raise no issues in relation to residential amenity, including privacy, noise, or disturbance. Accordingly, the proposal meets the requirements of LDP Policy SW11.

In relation to potential impact on the nearby railway line, Transport for Wales raises no objection to the proposal and requests that the applicants are made aware of the need to secure engage with Transport for Wales Asset Protection Division in relation to any assets, buried or otherwise and by entering into any relevant agreement. As such, the proposal does not raise any concerns in relation to impact on the railway and the proposal meets with the requirements of PPW12. Any other agreements will be a matter between the applicant and the Asset Protection Division.

Turning to ecology, chapter 6 of Planning Policy Wales (edition 12) requests that applications be supported by Green Infrastructure Statements (GIS). A GIS has been submitted in support of the proposals and sets out how the loss of amenity area would be mitigated for via enhanced planting and in provide additional biodiversity enhancement via bat and bird boxes. These measures are appropriate and would contribute to the wider green infrastructure objectives. Accordingly, the proposed development would therefore comply with LDP Policy EnW1.

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.

Having regard to the policy context above, the proposal is considered to be acceptable and 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 document:

Drawing Title: Proposed Site Plan, Drawing No. 203, Rev C, Received on 15 May 2026.

Drawing Title: Proposed Elevations, Drawing No. 320, Rev C, Received on 15 May 2026.

Drawing Title: Proposed Ground Floor Plan, Drawing No. 210 Rev C, Received on 15 May 2026.

Green Infrastructure Statement, Received 15 May 2026

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

3. **Prior to the development hereby approved coming into beneficial use** the planters and flower bed, two bat boxes and sparrow terrace shall be provided in accordance with approved document Green Infrastructure Statement, Received 15 May 2026 and approved plan Drawing Title: Proposed Site Plan, Drawing No. 203, Rev C. The planters and flower bed, two bat boxes and sparrow terrace shall be maintained as such in perpetuity.

Reason - In the interest of biodiversity in accordance with the requirements of Planning Policy Wales 12, The Environment Wales Act and Policy EnW4 of the Merthyr Tydfil County Borough Council Replacement Development Plan (2016-2031).

4. The materials to be used in the construction or repair of the external surface of the building shall match those used on the existing building.

Reason - To ensure that the external appearance of the proposed development will be in keeping with the character of the area and buildings in the interests of visual amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Development Plan (2016-2031).

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.

3. Due to the proposal being next to AIW managed infrastructure, prior to any works beginning on site the applicant will need to engage with AIW Asset Protection so that AIW are able to determine the interface with any assets, buried or otherwise and by entering into a Basis Asset Protection Agreement (if appropriate). The applicant should make contact a minimum of 4 months prior to works starting. Initially the outside party should contact CVLassetprotection@amey.co.uk.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 21.05.2026