

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES)
ORDER 2012 (as amended)

REFUSAL OF PERMISSION

To: Mr Dean Chester Fy Rhan Tramroad Side Quakers Yard CF46 5AR

WHEREAS you submitted an application on the 25th day of November 2025 to develop: Land Off Tramroadside Quakers Yard Treharris CF46 5AR short particulars of the application being as follows:-

Name of the Applicant

Description of Proposed Development

Mr Dean Chester
Fy Rhan
Tramroad Side
Quakers Yard
CF46 5AR

Change of use from storage yard to provide a single storey eco house (Full)

MERTHYR TYDFIL COUNTY BOROUGH COUNCIL as the Local Planning Authority hereby **REFUSE TO PERMIT** the proposed development for the following reasons, namely:

- 1 The proposed development would result in an unjustified development within a countryside location, contrary to Policy SW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.
- 2 The proposed development, given its prominence, residential use and associated domestic paraphernalia, would have a detrimental impact upon the character and appearance of the rural countryside setting, contrary to Policies SW11 and EnW5 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.
- 3 The proposed means of access via the Taff Trail, which is also a Public Right of Way, would result in hazardous traffic movements that give rise to significant highway safety concerns, by virtue of its narrow width, limited visibility, with insufficient passing points and lack of segregated footpaths and cycleways, to the detriment of the users of the Taff Trail, contrary to Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.
- 4 Insufficient information has been provided to adequately demonstrate that the proposal would not result in an unacceptable adverse ecological impact, nor has it been demonstrated that a net benefit would be provided in respect of biodiversity. The development is therefore contrary to Policy EnW1 of the Merthyr Tydfil Replacement Development Plan and Planning Policy Wales Edition 12.
- 5 The development would have an unacceptable impact on a number of public combined sewers crossing the site and would encroach into their associated development exclusion zones, which fails to protect the integrity of the public sewerage system, contrary to LDP Policy EnW4.

Date: 17th April 2026

Signed:



(Director of Neighbourhood Services)

**IT IS IMPORTANT THAT YOU READ
THE NOTES ATTACHED TO THIS FORM**

NOTES

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, or to grant permission subject to conditions, he/she may appeal to Planning & Environment Decisions Wales in accordance with Section 78(i) of the Town and Country Planning Act 1990, within SIX MONTHS of the receipt of this Notice. (Appeals must be made on a form which is obtainable from Planning & Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ). Alternatively you can use the Planning & Environment Decisions Wales website (www.gov.wales/planningappeal) to complete your appeal. Planning & Environment Decisions Wales has the power to allow a longer period for the giving of notice of appeal but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. Planning & Environment Decisions Wales is not required to entertain an appeal if it appears to it that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.
- (2) If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by Planning & Environment Decisions Wales, and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he/she may serve on the Council in which the land is situated, a purchase notice requiring 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.
- (3) In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by Planning & Environment Decisions Wales on appeal or on a reference of the application to it. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.