

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: HWIT (Holiday World International Trave LTDI) c/o Dennis Hellyar Architects F.a.o. Mr D Hellyar Unit 15 BSC Hood Road Barry

WHEREAS you submitted an application on the 20th January 2020 to develop: Land To The Rear Of Merthyr Tydfil Leisure Village Rhydycar Merthyr Tydfil short particulars of the application being as follows:-

Name of the Applicant

HWIT (Holiday World International Trave LTDI)
F.a.o. Mr D Cousins
International House
Pant Industrial Estate
Dowlais

Description of Proposed Development

Erection of new office building with associated parking (Full)

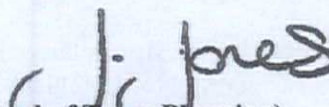
The Council in pursuance of its powers under the above mentioned Act and Order hereby **GRANTS PERMISSION** for the carrying out of the proposed development as described above and in accordance with the application and plans (if any) submitted with the application subject to compliance with the following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

CONDITIONS

Please see attached.

Date: 18th May 2020

Signed:


(Head of Town Planning)

**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. L(-2)01 P2 (Proposed Layout), received 20.01.2020
- Drawing No. L(-1)03 P2 (Proposed Site Layout), received 20.01.2020
- Drawing No. L(-1)05 P2 (Landscaping Design), received 20.01.2020

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

- 3 **Prior to the construction of the office building** hereby approved, details/samples of the materials to be used in the construction of the external surfaces of the office building shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason - To ensure that the external appearance of the proposed development compliments the character of the area and adjoining buildings in the interests of visual amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 4 **No development shall commence** until the 700mm and 800mm public strategic watermain crossing the site have been accurately located and a detailed method statement and risk assessment for the protection of the structural condition of the watermain has been submitted to and approved in writing by the local planning authority. The approved protection measures shall be implemented in full before any development commences on site and shall be retained at all times for the duration of the approved operations including any restoration works.

Reason - To ensure that the proposed development does not affect the integrity of the public water supply system in the interests of public health and safety and to accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 5 **Before any works commence on site**, construction details of the proposed pedestrian/cycle path, as illustrated on Drawing No L(-1)03 P2, shall be submitted to and approved in writing by the local planning authority. The pedestrian/cycle path shall be fully implemented in accordance with the approved details prior to the commencement of any construction works relating to the office building.

Reason - To ensure the Taff Trail is appropriately diverted in the interests of pedestrian and cyclist safety, in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 6 **Prior to works commencing on site**, details of the permeable pavements to be used for the surfacing of the car park, as illustrated on Drawing No. L(-2)01 P2, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason - In the interests of road safety in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 7 **Prior to the occupation of the office building** details of the cycle parking, as illustrated on Drawing No. L(-2)01 P2, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and the cycle stands shall be made available prior to the occupation of the office building.

Reason - To ensure adequately cycle facilities are provided, to support sustainable forms of transport and in the interests of road safety in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 8 **Prior to the occupation of the office building** hereby approved a plan indicating the positions, height, design, materials and type of boundary treatment and gates to be erected shall be submitted to and approved by the local planning authority. The boundary treatment and gates shall be erected in accordance with the approved details.

Reason - To ensure that the new development will be visually attractive in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 9 **Prior to any works commencing on site** an Ecological Enhancement Plan shall be submitted to and approved by in writing by the local planning authority. The plan shall include the following details:

- A Reptile Mitigation Strategy.
- A lighting strategy to avoid impacts on nocturnal species.
- Measures to avoid nesting birds and details for the provision of a bird box on the southern elevation of the office building.
- Details for the provision of a bat box on the eastern elevation of the office building.

The development shall be completed in accordance with the approved details

Reason - To protect and enhance the natural environment in accordance with Policies EnW1 and EnW2 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 10 **No development or site clearance shall take place** until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping. The scheme shall include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development.

Reason - To ensure that the new development will be visually attractive in the interests of amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 11 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 occupation of the buildings 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 the interests of amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

NOTES

Your attention is drawn to the following:-

Appeals to the Welsh Government:

- 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 Welsh Government under Section 78 of the Town and Country Planning Act 1990 (as amended).
- If you want to appeal, then you must do so within **12 weeks** of the date of this notice, using a form which you can get from The Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ. Alternatively you can use the Planning Inspectorate website (<https://acp.planninginspectorate.gov.uk>) to complete your appeal.
- The Welsh Government 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 Welsh Government 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 Welsh Government 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 the Welsh Government 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.