

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)

OUTLINE PLANNING PERMISSION

To: Mr Gareth Morgan c/o Mr Denis Canney CanPlan Llys Cerdd Merthyr Tydfil CF47 8HJ

WHEREAS you submitted an application on the 5th January 2026 to develop: 21 Winch Fawr Park Heolgerrig Merthyr Tydfil CF48 1TL short particulars of the application being as follows:-

Name of the Applicant

Mr Gareth Morgan
21 Winch Fawr Park
Heolgerrig
Merthyr Tydfil
CF48 1TL

Description of Proposed Development

Outline application for up to two dwellings (all matters reserved) (Outline)

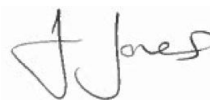
The Council in pursuance of its powers under the above mentioned Act and Order hereby **GRANTS OUTLINE PERMISSION** for the carrying out of the proposed development as described above and in accordance with the application and plans submitted with the application, subject to the following condition(s),

CONDITIONS

Please see attached sheet.

Date: 25th September 2026

Signed:



(Director of Neighbourhood Services)

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

CONDITIONS

- 1 Details of the access, appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

Reason - To comply with Section 92 of the Town and Country Planning Act 1990 and Part (3)1 of the Town and Country Planning (General Development Procedure) (Amendment) (Wales) Order 2012.

- 2 Any application for approval of the reserved matters shall be made to the Local Planning Authority not later than three years from the date of this permission.

Reason - To comply with Section 92 of the Town and Country Planning Act 1990 and Part (3)1 of the Town and Country Planning (General Development Procedure) (Amendment) (Wales) Order 2012.

- 3 The development shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason - To comply with Section 92 of the Town and Country Planning Act 1990 and Part (3)1 of the Town and Country Planning (General Development Procedure) (Amendment) (Wales) Order 2012.

- 4 Along with the submission of Reserved Matters, a plan indicating the position, height, design and materials for the boundary treatments shall be submitted to and approved by the Local Planning Authority. The agreed details shall be fully implemented prior to the first occupation of any dwelling hereby approved.

Reason - To ensure the new development will be visually attractive in the interests of visual amenity and to comply with policy SW11 of the Merthyr Tydfil replacement Local Development Plan.

- 5 Along with the submission of Reserved Matters, details of the existing ground levels and the proposed finished ground floor levels (including relevant sections) 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 - To protect residential and visual amenity in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 6 Along with the submission of Reserved Matters, a Landscape and Environment Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall accord with the principles and biodiversity/ecological enhancement measures set out in the Green Infrastructure Statement and Biodiversity Enhancement Scheme received 25 March 2026 and shall provide details of the measures to achieve net benefits for biodiversity, including the use of species of native provenance where planting is proposed, together with a timetable for implementation. The development shall thereafter be carried out in accordance with the approved details.

Reason To promote net biodiversity benefit in accordance with Policy EnW1 of the Merthyr Tydfil County Borough Council Replacement Local Development and Plan Planning Policy Wales (edition 12 February 2024)

- 7 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.

- 8 The reserved matters details for access shall demonstrate the provision of visibility splays measuring 2.4m x 25m in both directions from the access. The approved visibility splays shall be provided prior to the first occupation of the development and thereafter maintained free from obstruction exceeding 0.9m in height.

Reason - In the interests of highway safety to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 9 **Prior to the occupation of the dwellings**, the means of vehicular access, including the driveways, parking spaces and turning areas, shall be constructed in accordance with the approved details and shall remain available for such purposes at all times thereafter.

Reason - In the interest of highway safety and to accord with Policy SW12 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 10 No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason - To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment and to accord with Policy EnW4 of the Merthyr Tydfil County Borough Council Replacement Development Plan .

INFORMATIVES

1. All proposals for surface water drainage should comply with the Welsh Government's Statutory Standards for Sustainable Drainage Systems: Designing, Constructing, Operating and Maintaining Surface Water Drainage Systems. Where Sustainable Drainage Approval Body (SAB) approval is required, this must be obtained from Merthyr Tydfil County Borough Council's SAB prior to the commencement of the relevant works. The applicant is advised to seek advice from the SAB at the earliest opportunity.

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 the Planning Inspectorate website (www.gov.wales/planningappeal) to complete your appeal.
- 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.
- 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, 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