

**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 & Mrs Mark Birch c/o AJ Planning and Development Ltd Andrew Ayles 22  
Meadowlands Close Parc Seymour CALDICOT

**WHEREAS** you submitted an application on the 2nd April 2020 to develop: Land Adjacent To 39 Park Place Troedyrhiw Merthyr Tydfil CF48 4ET short particulars of the application being as follows:-

**Name of the Applicant**

Mr & Mrs Mark Birch  
C/o Agent  
United Kingdom

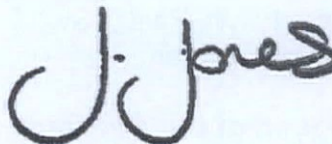
**Description of Proposed Development**

Construct 2 detached dwellings, a garage and granny annex (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 January 2021

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:

Dwg No. 604.00A, Elevations, received 17.12.2020  
Dwg No. 604.001B, Plans, received 17.12.2020  
Dwg No. 604.002B, Plans, received 17.12.2020  
Dwg No. 604.003D, Elevations, received 17.12.2020  
Dwg No. 604.005B, Elevations, received 17.12.2020  
Dwg No. 604.006B, Elevations, received 17.12.2020  
Dwg No. 604.007F, Site Plan, received 17.12.2020  
Dwg no. 604.008D, Site Plan, received 17.12.2020  
Dwg No. 604.009, Elevations, received 17.12.2020  
Ecological Assessment, Issue 1, VE, received 17.12.2020  
Arboricultural Survey Report, received 08.05.2020

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

- 3 **Prior to the construction of the dwellings and garage** hereby approved details/samples of the materials to be used in the construction of the external surfaces of the buildings 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 will be in keeping with 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 **Prior to the occupation of the dwellings** hereby approved a plan indicating the positions, height, design, materials and type of boundary treatment to be erected shall be submitted to and approved by the local planning authority. The boundary treatment shall be completed as approved before the dwellings are occupied.

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

- 5 **Prior to the occupation of the dwellings**, a Landscape and Ecological Enhancement Management Plan shall be submitted to and approved by the local planning authority. The management plan shall accord with the recommendations of the Ecological Assessment (received 17.12.2020) and shall include the following:

- A detailed landscaping scheme incorporating wildflower areas and a native hedgerow along the south-east site boundary,
- An external lighting plan,
- Details for the provision of 2 bird boxes and 2 bat boxes.

All works shall be carried out in accordance with the approved details prior to the occupation of the dwellings and all planting, seeding or turfing comprised in the landscaping scheme shall be carried out in the first planting and seeding seasons following the occupation of the dwellings. 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 protect the natural environment and ensure the development will be visually attractive in the interests of amenity in accordance with Policies EnW1 and SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 6 Construction works shall not take place outside the hours of 08:00 to 18:00 Mondays to Fridays and 09:00 to 14:00 on Saturdays and at no time on Sundays or Public Holidays.

**Reason** - To ensure that the noise emitted/activities are not a source of nuisance to occupants of nearby properties in accordance with Policies SW11 and EnW4 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 **six months** 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.**