

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 Arian Aram c/o Mr. Akar Mahmood Bright Vision Holding 13 Llangefni Place, Llanishen
Cardiff CF14 5JR

WHEREAS you submitted an application on the 1st July 2024 to develop: 68 High Street Merthyr Tydfil CF47 8AE short particulars of the application being as follows:-

Name of the Applicant

Mr Arian Aram
First And Second Floor
68 High Street
Merthyr Tydfil
CF47 8AE

Description of Proposed Development

Conversion of first and second floors to 12 self contained flats and associated external alterations (Full)

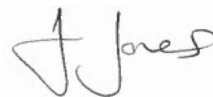
The Council in pursuance of its powers under the above mentioned Act and Order hereby **GRANTS PERMISSION** for the carrying out of the proposed development as described above and in accordance with the application and plans (if any) submitted with the application subject to compliance with the following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

CONDITIONS

Please see attached.

Date: 24th August 2026

Signed:



(Director of Neighbourhood Services)

**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 Title: Proposed plan. Floor Plans view, Drawing Number: 2408-C03 Rev. C, Received 26 May 2025.

Drawing Title: Proposed plan. Front, rear, sides & sections view, Drawing Number: 2408-C04 Rev. C, Received 26 May 2025.

Drawing Title: Proposed plan. Green infrastructure assessment, Drawing Number: 2408-C05 Rev. C, Received 26 May 2025.

Preliminary Roost Assessment, Version 2, dated January 2025, produced by Acer Ecology, Received on 31 January 2025.

Bat and Nesting Bird Survey Report V2, dated December 2025, produced by Acer Ecology, Received on 15 December 2025.

Landscape, Habitat and Ecology Scheme V3, dated December 2025, produced by Acer Ecology, Received on 15 December 2025.

Green Infrastructure Statement V3, dated December 2025, produced by Acer Ecology, Received on 15 December 2025.

Flood Consequence Assessment, dated June 2025, Ref: FAC-25035-01, produced by Luta Consultancy, Received on 19 June 2025.

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

- 3 Demolition or 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.

- 4 Prior to the occupation of any flat hereby approved, the parking spaces shall be provided in accordance with the Proposed Plans (drawing no. 2408-C03 Rev. C) for cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. The

parking spaces and turning area shall be kept available for such purposes at all times in perpetuity.

Reason - To ensure that vehicles are parked off the highway in the interests of road safety in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 5 Prior to the occupation of the flats hereby approved, the cycle storage facilities shall be provided in accordance with the approved plans (drawing number. 2408-C03 Rev. C) and shall be retained for such purposes in perpetuity.

Reason - To encourage the use of cycles in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 6 No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

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

- 7 Before the development hereby permitted is brought into use, the windows to the light well serving the bedrooms of flats 4, 5, 10 and 11 shall be fitted with obscured glazing, details of which shall first be submitted to and agreed in writing by the local planning authority and any part of the windows that are less than 1.7m above the floor of the room in which it is installed shall be non-opening. The windows shall be permanently retained in that condition thereafter.

Reason - In the interest of residential amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan

- 8 The vertical garden and plant pots shall be provided in accordance with the Landscape, Habitat and Ecology Scheme V3 and drawing number 2408-C05 Rev. C and all associated planting and/or seeding shall be carried out in the first planting and seeding seasons following the occupation of any of the flats or the completion of the development, whichever is the sooner; and any 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 in accordance with Policies EnW1 and EnW2 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 9 Prior to the occupation of the flats hereby approved, three insect hotels shall be provided in accordance with the Landscape, Habitat and Ecology Scheme V3. These shall be retained in perpetuity thereafter.

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

- 10 The development shall be carried out in accordance with the recommendations set out in section 6 of the Bat and Bird Survey Report. This includes one bat box being installed prior to works commencing on site in accordance with Section 6.2.1. In addition, two further bat boxes shall be installed in accordance with section 6.3.1 and two bird nesting boxes in accordance with section 6.4.2 which shall be provided before any of the flats hereby approved are occupied. These enhancements shall be retained in perpetuity thereafter.

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

- 11 Prior to the installation of any external lighting, a Lighting Scheme shall be submitted to and agreed in writing by the Local Planning Authority. This shall include:
- The results of an onsite ambient light level survey for use as a baseline
 - Details of lighting during construction
 - Details of the exact siting and models of all lighting to be used including colour temperature.
 - Both lux horizontal and lux vertical illuminance contour plans down to a lux level of 0.2 covering the site and the wider landholding
 - Cross referencing of the contour plans with the presence onsite of protected species impacted by artificial light at night
 - An environmental lighting impact assessment against conservation requirements for nocturnal and crepuscular species including details of when the lighting will be in operation.
 - A lighting plan demonstrating dark zones at the boundaries and across/through the site and demonstrating that the known roosts and wildlife boxes will not be illuminated with dark routes to allow barrier-free access to these.

Lighting shall only be installed in accordance with the approved details and maintained as such thereafter.

Reason - To limit the impact on protected species and reduce light pollution in accordance with policies EnW2 and EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan

INFORMATIVES

1. Warning: An European protected species (EPS) Licence is required for this development.

This planning permission does not provide consent to undertake works that require an EPS licence.

It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine. To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at <https://naturalresources.wales/conservation-biodiversity-and-wildlife/european-protected-species/?lang=en>

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. The developer's attention is drawn to the comments of Dwr Cymru Welsh Water received during the application process.

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 Planning & Environment Decisions Wales website (www.gov.wales/planningappeal) to complete your appeal.
- The 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.
- The 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, the 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

Please quote the application number in all correspondence.