

Sent in post

**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 W Marshall c/o C2J Architects & Town Planners F.a.o. Mrs A Dallimore Unit 1A  
Compass Business Park Pacific Road Ocean Park

**WHEREAS** you submitted an application on the 24th February 2020 to develop: Land To The North Of Lewis Square And West Of Glyndyrus Close Abercanaid Merthyr Tydfil CF48 1YL short particulars of the application being as follows:-

**Name of the Applicant**

Mr W Marshall  
The View Camping, Glynderus Close  
Abercanaid  
Merthyr Tydfil  
CF48 1YL

**Description of Proposed Development**

Proposed campsite comprising 8 glamping pods, 2 shepherds huts, 12 touring pitches, 8 tent pitches, toilet/welfare block and bike store (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: 9th April 2020

Signed:

  
(Head of Town Planning)

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

## CONDITIONS

- 1 The development shall be carried out in accordance with the following approved plans and documents:

- Drawing No. AL(90) 10 - Proposed Site Plan, received 24.02.2020
- Drawing No. AL(0)15 - Elevations as Proposed , received 24.02.2020

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

- 2 The development, consisting of glamping pods, shepherd huts, caravan and camping pitches, shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence. An up to date register shall be kept at the holiday accommodation hereby permitted and be made available for inspection by the local planning authority upon request. The register shall contain details of the names of all of the occupiers of the accommodation, their main home addresses and their date of arrival and departure from the accommodation.

**Reason** - To define the scope of the permission in the interests of the character and appearance of the area, highway safety and to accord with policy SW11 of the Merthyr Tydfil County Borough Replacement Local Development Plan.

- 3 The siting of glamping pods, shepherd huts, caravans and camping pitches shall be limited to the number and specific locations as indicated on the proposed site plan (Drawing No. AL(90)10). No additional glamping pods, shepherd huts, caravans or camping pitches shall be located within the site.

**Reason** - To avoid intensification of the development in the interests of the character and appearance of the area, highway safety and to accord with policy SW11 Merthyr Tydfil Replacement Local Development Plan.

- 4 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, to ensure no pollution of or detriment to the environment 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 **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.**