

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 R Chatwin c/o Mr Steve Groucott Skerryvore Designs The Warehouse Wern Ind Est
Rogerstone

WHEREAS you submitted an application on the 2nd April 2025 to develop: Brynhyfryd Chapel Thomas Street Treharris CF46 5AA short particulars of the application being as follows:-

Name of the Applicant

Mr R Chatwin
Ty Fferm
Rhyd Y Gwern Lane
CF83 8UH

Description of Proposed Development

Variation of condition 2 of planning permission P/22/0326
to allow a variation in the approved boundary delineation
of the site (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 June 2025

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:

- Site Plan (Drawing no. SD982 VAR 01)
- Block plan (Drawing no. SD982 VAR 02)
- Proposed Layouts (Drawing no. SD481 05D)
- Proposed Elevations (Drawing no. SD481 06B)
- Bat Survey Version 2.0 Date April 2023 Ecological Services Ltd.
- Bat and Nesting Bird Friendly Working Methodology Version 2.0 Dated, April 2023 Ecological Services Ltd.

Reason - To ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application.

- 3 **No works to which this consent relates shall commence** until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason - As the building is of architectural and cultural significance the specified records are required to mitigate the impact of development and to comply with Policy CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 4 No building or use hereby permitted shall be occupied until the parking area (and turning space) shown on the approved plans has been completed and thereafter the area shall be kept free of obstruction and available for the parking of vehicles associated with the development. The parking area must be properly consolidated and surfaced (not loose stone, gravel or grasscrete) in accordance with details to be submitted to and agreed in writing by the Local Planning Authority and subsequently always maintained in accordance with the approved details for the lifetime of the development.

Reason - To ensure that there are adequate parking facilities to serve the development, constructed to an acceptable standard and to protect the character and appearance of the conservation area in compliance with policies SW11 and CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 5 No building or use hereby permitted shall be occupied until the windows on the north (lower side) elevation have been fitted with obscured glazing to level 3 or above on the Pilkington privacy levels, details of which shall first be submitted to and agreed in writing by the Local Planning Authority, and any part of the windows that is less than 1.7m above internal floor level of the room in which it is installed shall be non-opening. The windows shall be permanently maintained in that condition thereafter.

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

- 6 No building or use hereby permitted shall be occupied until a plan indicating the position, height, design materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed and retained in accordance with the approved details, and must take account of Section 10 "Proposed Mitigation" of Bat Survey Version 2.0 dated April 2023: Ecological Services Ltd.

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

- 7 No building or use hereby permitted shall be occupied until the proposed ecological mitigation for bats and birds as detailed in Section 10 "Proposed Mitigation" of Bat Survey 2.0 Date April 2023: Ecological Services Ltd, and as shown on the approved drawings has been fully implemented.

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

- 8 The stone pillars, railings and gates to the front of the building shall be retained at all times.

Reason - In the interests of visual amenity and to protect the architectural integrity of the building which is important in the conservation area in compliance with Policies SW11 and CW1 of the Merthyr Tydfil County Borough Council Local Development Plan.

- 9 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 in compliance with Policies SW11 and EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 10 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 not at all on Sundays or Public Holidays.

Reason - In the interests of local amenity and to avoid statutory nuisance and in compliance with Policy EnW4 of the Merthyr Tydfil Replacement Local Development Plan

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.