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: Welsh Government c/o Jacobs UK Limited

WHEREAS you submitted an application on the 19th August 2020 to develop: Pant Road Playground Pant Road Dowlais Merthyr Tydfil short particulars of the application being as follows:-

Name of the Applicant

Welsh Government
F.a.o. Mr A Falleyn
Economic Infrastructure
Cathays Park
Cardiff

Description of Proposed Development

Temporary change of use of Pant Road Playground to create a secure a parking area for car parking, vehicle storage and on load/offload vehicle transporters, due to the construction of the A465 Heads of the Valleys dualling works, to be used in association with Merthyr Motor Auctions (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: 10th December 2020 **Signed:** J. Jones
(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 use of the site shall cease and all vehicles, associated equipment and other paraphernalia removed from the land in its entirety on or before four years from the date that the development, hereby permitted, was brought into use. The date of commencement shall be submitted to the local planning authority in writing at least 2 weeks before the use commences.

Reason - Planning permission is granted for a temporary period only having regard to the particular circumstances of the application.

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

Proposal Plan: 2191100/P0
Access Statement Plan: B2191100-JAC-LSI-DR-HE-9400-0406/P0
Access Statement Plan (Temporary configuration): B2191100-JAC-LSI-DR-HE-9400-0407/P4
Compound Column Elevation Drawing: B2191100/JAC/LSI/SD/HLG/9400/0403/P0
Lighting Proposal Layout Plan: B2191100-JAC-LSI-DR-HE-9400-0411/P1

Jacobs: Outdoor Lighting Report (22/10/20).
Jacobs: Pant Road Playground Ecology Report: Rev 1 (15th October 2020)

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

4 No activity shall take place on the site outside the hours of 08.00 - 22.30 on a Monday and Thursday, 08.00 - 18.30 on a Tuesday, Wednesday, Friday and Saturday and not at all on a Sunday.

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.

5 Before the development, hereby permitted, is brought into use details of the boundary fencing/treatment (including the solid screening along the southern boundary with Harp Funeral Services) shall be submitted to and approved in writing by the local planning authority. The boundary fencing/treatment shall be erected in accordance with the approved details before the development is brought into use.

Reason - In the interests of visual amenity and to protect the amenity of the neighbouring property in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

Condition 5 Discharged on 04.03.2021 – App Ref P/21/0013

6 The parking/storage of vehicles shall only take place in those spaces highlighted on approved drawings B2191100-JAC-LSI-DR-HE-9400-0406/P0 or B2191100-JAC-LSI-DR-HE-9400-0407/P4 (depending on which layout has been implemented). The turning/manoeuvring areas identified on the permitted layout being utilised shall be permanently maintained, free of any obstruction, for the lifetime of the use of the site.

Reason - In the interests of highway and pedestrian safety in accordance 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.