

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: Merthyr Valley Homes c/o Mrs Arran Dallimore C2J Architects & Town Planners Unit 1A
Compass Business Park Pacific Road Ocean Park

WHEREAS you submitted an application on the 21st July 2025 to develop: Brynhyfryd Chapel Thomas Street Treharris CF46 5AA short particulars of the application being as follows:-

Name of the Applicant

Merthyr Valley Homes
Ty Brychan
22 Lansbury Road
Gellideg
Merthyr Tydfil

Description of Proposed Development

Conversion of vacant chapel to 6 no. self contained flats
(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: 13th November 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: -

- Proposed elevations drawing no. AI(0)04 Rev D received 10.11.2025
- Revised existing and proposed site plans drawing no. AI(90)03 Rev B
- Revised car park block plan drawing no. AI(90)02 Rev B
- Revised site location plan drawing no. AI(90)01 Rev B
- Proposed floor plans drawing no. AI.(0)03.

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

- 3 **No building or use hereby permitted shall be occupied** until the parking areas (and turning space) shown on the approved plans has been completed and thereafter the areas 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 approved 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.

- 4 **No building or use hereby permitted shall be occupied** until the windows on the north elevation have been 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 window(s) that is less than 1.7m above the 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 interest of residential amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

Condition 4 discharged on 11.05.2026 - App No P/26/0085.

- 5 **Prior to the occupation of the flats** hereby approved, a plan indicating the position, height, design materials and type of boundary 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.

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.

- 6 The stone pillars, railings and gates to the front of the chapel shall be restored and thereafter 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 Replacement Local Development Plan.

- 7 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 to 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.

- 8 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.

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

- 9 **Prior to the occupation of the flats** hereby approved, a scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of the proposed grassland areas around the Chapel and the planting of a hedgerow and trees alongside the carpark. It shall include a planting plan; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant supply sizes and proposed numbers/densities where appropriate; an implementation programme (including phasing of work where relevant).

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

- 10 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and 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 ensure that the new development will be visually attractive in the interests of amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 11 A landscape management plan, including management responsibilities and maintenance schedules for all landscaped areas, other than privately owned domestic gardens, shall be submitted to and approved in writing by the local planning authority prior to the occupation of any of the flats on the site. The landscape management plan shall be carried out as approved.

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

- 12 **Prior to the installation of any external lighting**, a detailed lighting scheme shall be submitted to and approved in writing by the local planning authority to protect bat foraging/commuting areas. The details shall include:

- horizontal and vertical illuminance plans demonstrating dark corridors/routes to be maintained, together with dark routes for access to the bat boxes, bat ridge tiles and weatherboards;
- details of the siting and type of external lighting to be used together with the proposed colour temperatures;
- Isolux drawings setting out the light spillage in key sensitive areas;

The lighting scheme shall be carried out in accordance with the approved details.

Reason - To protect the wildlife and the ecological interests of the site including protected species in accordance with Policies EnW1, EnW2 and EnW3 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 13 **Prior to the occupation of the flats** hereby approved details of the proposed cycle stands shall be submitted to and approved in writing by the local planning authority. The cycle stands shall be provided in accordance with the approved details prior to the occupation of the flats and retained thereafter.

Reason - In the interests of highway safety, to promote sustainable modes of transport and in accordance with Policy SW12 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 14 **Prior to the occupation of the flats** hereby approved, details of the proposed bin stores shall be submitted to and approved in writing by the local planning authority. The bin stores shall be provided in accordance with the approved details prior to the occupation of the flats and retained thereafter

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

- 15 **Prior to the occupation of the flats** hereby approved, the biodiversity enhancements as shown on the Proposed Elevations (Drawing No. AI(0)04 Rev D received 10.11.2025) shall be installed in accordance with the approved plan and retained in perpetuity.

Reason - In the interests of biodiversity and to comply with Policy EnW1 of the Merthyr Tydfil County Borough Council 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.