

**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 Clive Barsi c/o Mr Steven George Hwyl Hub 1st Floor 62 High Street Merthyr Tydfil

**WHEREAS** you submitted an application on the 6th June 2018 to develop: Penydarren Boys And Girls Club Gellifaelog Old Road Dowlais Merthyr Tydfil CF47 9HH short particulars of the application being as follows:-

**Name of the Applicant**

**Description of Proposed Development**

Mr Clive Barsi  
Penydarren Boys And Girls Club  
Gellifaelog Old Road  
Merthyr Tydfil  
CF47 9HH

New 3 G pitch (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:** 17th July 2018

**Signed:**



**(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 development shall be carried out in accordance with the following approved plans and documents:

- Penydarren Boys and Girls Club OS Map 1:1250, received 6th June 2018;
- 547-001, received 6th June 2018;
- 547-002, received 6th June 2018.

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

- 3 **No development shall commence** until details of a scheme for surface water drainage, incorporating SUDS principle, has been submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to the beneficial use of the development and retained in perpetuity.

**Reason** - To ensure adequate disposal of surface water drainage in accordance with Policy BW8 of the Merthyr Tydfil Local Development Plan.

**Condition 3 discharged on 14.02.2022 - App. No. P/22/0003**

## INFORMATIVES

1. The applicant/developer should note that the proposed development site is crossed by a public sewer. The applicant/developer is strongly advised to liaise with Welsh Water/Dwr Cymru (tel: 08009172652 Email: developer.services@dwrcymru.com) in relation to any connections to the public sewerage network and/or to any works which affect the line of/or are in close proximity to existing public sewers and/or water mains.

## 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](http://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

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**Please quote the application number in all correspondence.**