

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 Jonathon Browne c/o Mr Paul Thomas Utopia Design 5 Amberton Place Penydarren
Merthyr Tydfil

WHEREAS you submitted an application on the 2nd September 2025 to develop: 74 Swansea Road Clwydyfawr Merthyr Tydfil CF48 1HR short particulars of the application being as follows:-

Name of the Applicant

Mr Jonathon Browne
74 Swansea Road
Clwydyfawr
Merthyr Tydfil
CF48 1HR

Description of Proposed Development

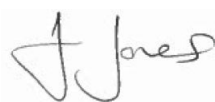
Retention of outbuilding for dog grooming parlour with garden shed and re-profiling of ground levels (Full)

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: 21st October 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: -

- Ordnance Survey Site Location Plan Scale 1:1250
- Proposed new outbuildings for dog grooming parlour and garden shed drawing no. CLWYD 74 NGFP01
- Existing and proposed plans and sections drawing no. CLWYD 74 DGFP02

Reason; To ensure compliance with the approved plans and to clearly define the scope of the permission

- 3 The dog grooming business shall operate only between the following hours: -

- 9am to 5:30pm Mondays to Fridays
- 9am to 2pm on Saturdays
- Not at all on Sundays or Public Holidays

Reason: In the interests of maintaining residential amenity in accordance with Policies SW11 and EnW4 of the Merthyr Tydfil Replacement Local Development Plan.

- 4 No gates are to be installed between the adopted highway and existing drive serving the property.

Reason: In the interests of highways safety in accordance with Policy SW11 of the Merthyr Tydfil Replacment Local Development Plan.

- 5 **Within three months of this decision** a scheme for biodiversity enhancement, including a timescale for implementation, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained in perpetuity thereafter.

Reason: Future Wales and Planning Policy Wales (Edition 12 February 2024) requires all development to maintain and enhance biodiversity, and to accord with Policy EnW1 of the Merthyr Tydfil Replacement Local Development Plan.

- 6 No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect health and safety of existing residents and to ensure no pollution of or detriment to the environment.

NOTES

Your attention is drawn to the following:-

Appeals to Planning & Environment Decisions Wales:

- 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 Planning and 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 **12 weeks** 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 the Planning & Environment Decisions Wales website (www.gov.wales/planningappeal) to complete your appeal.
- 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.
- 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, 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.