

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 S Ashraf c/o SGW Planning F.a.o. Mr Mark Shreves 69 Walter Road Swansea SA1
4QA

WHEREAS you submitted an application on the 23rd March 2023 to develop: Treharris Rugby Club
Perrott Street Treharris CF46 5ET short particulars of the application being as follows:-

Name of the Applicant

Mr S Ashraf
20 Jordain Park
Heathcote
Warwick
CV34 6FJ

Description of Proposed Development

Conversion of rugby social club to provide 15 No. 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: 18th January 2024

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:

22/905/19. Revision B,
22/905/18. Revision B,
22/905/16. Revision B,
22/905/13. Revision A,
22/905/12. Revision A,
22/905/15

Bat Survey Report (Acer Ecology),

Preliminary Ecological Appraisal and Preliminary Roost Assessment (ARBTECH)

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

- 3 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 to accord with Policy EnW4 of the Merthyr Tydfil Replacement Local Development Plan.

- 4 Prior to the installation of any external lighting a detailed lighting scheme for the site shall be submitted to and agreed in writing by the local planning authority. The scheme must demonstrate that the colour temperature of the luminaires as 2700K or less. The scheme shall be implemented in accordance with the approved details and retained in perpetuity.

Reason - To ensure there is no adverse impact upon European Protected Species in accordance with Policy EnW2 of the Merthyr Tydfil Replacement Local Development Plan.

- 5 No development shall take place until the biodiversity enhancements as shown on the approved plans 22/905/19. Revision B, 22/905/18. Revision B, 22/905/16. Revision B, 22/905/13. Revision A, 22/905/12. Revision A, 22/905/15. Revision A have been implemented. The enhancements shall then be maintained as such in perpetuity.

Reason - In the interests of maintaining and enhancing biodiversity, in accordance with Future Wales Policy 9 and to accord with Policy EnW1 of the Merthyr Tydfil Replacement Local Development Plan.

- 6 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.

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

- 7 The development hereby approved shall not come into beneficial occupation until the cycle parking as shown on approved plan 22/905/03 has been completed and shall remain available for such purposes at all time thereafter.

Reason - To ensure there is cycle parking provision provided on site to accord with Policy SW12 of the Merthyr Tydfil Replacement Local Development Plan.

- 8 The development hereby approved shall not come into beneficial occupation until the bin storage facilities as shown on approved plan 22/905/03 has been completed and shall remain available for such purposes at all time thereafter.

Reason - To ensure there is adequate bin storage facilities provided on site to accord with Policy SW11 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.