

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 C Bounds c/o Mr Kenneth Lloyd K J Lloyd Architect 49 Coed Y Pia Llanbradach
Caerphilly CF83 3PT

WHEREAS you submitted an application on the 6th August 2025 to develop: Berthlwyd Farm Pentwyn Road Treharris CF46 5BS short particulars of the application being as follows:-

Name of the Applicant

Mr C Bounds
Berthlwyd Farm
Pentwyn Road
Treharris
Merthyr Tydfil

Description of Proposed Development

Retention of barn conversion to 2no. holiday lets (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: 15th January 2026

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 undertaken in accordance with the following approved plans and documents: -

- Site Location Plan
- Block Plan, Drawing No.04.
- Access Plan 1
- Access Plan 2
- Elevations, Drawing No.02, received 03.11.2025
- Existing Layout, Drawing No.01
- Green Infrastructure Statement dated 06.08.2025.

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

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

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 water environment, in accordance with Policy EnW4 of the Merthyr Tydfil County Borough Replacement Local Development Plan.

- 4 The biodiversity enhancements as shown on approved Elevations (Drawing No. 02) shall be fully installed **within 3 months** of the date of this permission and shall be retained in perpetuity.

Reason - To achieve net benefit to biodiversity in accordance with Planning Policy Wales 12 and Policy EnW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 5 **Within three months of the date of this permission** details of the construction and finishes of the car parking areas shown on Existing Layout (Drawing No.01) shall be submitted for the agreement of the Local Planning Authority. The agreed details shall be fully implemented and available for use within 3 months of the agreement of details and shall remain available for their designated use in perpetuity.

Reason - In the interests of highway safety and to accord 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 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.