

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 Andrew Sheppard c/o Mr Chris George George + Co Studio 1 Crownford House Swan Street

WHEREAS you submitted an application on the 11th March 2025 to develop: Taff Bargoed Wellness Centre The Old Drift Mine Trelewis short particulars of the application being as follows:-

Name of the Applicant

Description of Proposed Development

Mr Andrew Sheppard
Taf Bargoed Wellness Centre
The Old Drift Mine
Trelewis
Treharris

Cold water wellness unit (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 June 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:

- Drawing No. 1111.011 Proposed Site Plan
- Drawing No. 1111.012 Proposed Elevations
- Drawing No. 1111.013 Proposed Elevations
- Drawing No. 1111.014, Proposed Plans
- Green Infrastructure Statement, Rev A, received 16/04/2025

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

- 3 No development shall take place until full details of cycle parking provision have been submitted to and approved in writing by the Local Planning Authority. The agreed details shall be in place and available for use prior to the beneficial first use of the development hereby approved.

Reason - To promote sustainable modes of transportation in accordance with Policies SW11 and SW12 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 4 No surface water or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

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 accordance with policy EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 5 No external lighting shall be installed until, a detailed lighting scheme has been 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 any bat boxes;
- 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 natural environment and important habitats in accordance with Policies EnW1 and EnW2 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 6 Prior to the commencement of development a Landscaping, Habitat and Ecology Management Plan (LHEMP), shall be submitted to and approved in writing by the Local Planning Authority. The LHEMP shall include: -

- Details of any retained landscaping/habitat/green infrastructure;
- A planting plan;
- Long term maintenance and management measures for all on site landscaping/habitat/green infrastructure (including the sedum roofs);
- Details of other ecological measures e.g. bat boxes, bird boxes, hibernacula etc;
- Details of funding mechanisms to meet provision and ongoing maintenance; and
- Details of the responsible person/company/body responsible for overseeing and delivering the LHEMP.

Reason - To safeguard and promote net biological benefit to the environment in accordance 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.