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Deputy Chief Executive and Executive Director of Schools, Governance and
Technical Services
Dirprwy Brif Weithredwr a Chyfarwyddwr Gweithredol Ysgolion, Trefn
Lywodraethol a Gwasanaethau Technegol

MERTHYR TYDFIL COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL MERTHYR TYDFUL

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CF48 4TQ

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Dyddiad/Date : As Decision Notice

Ein Cyf/Our Ref.: DECISION LETTER

Llinell Uniongyrchol/Direct Line : 01685 726280/726283
Gofynnwch am/Please Ask For : Development Control

IMPORTANT

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

Your **planning permission** is enclosed.

The permission is binding in Planning Law. If consent has been granted subject to conditions, then these conditions must be complied with. Some conditions may require you to submit further details before you begin work, others may require you to make modifications to your scheme. Please read each condition carefully. If you require further clarification of what needs to be done then you should contact the Planning Division before you proceed.

Your permission, whether conditional or unconditional, allows no variation in what you can build. It may be possible to make some minor amendments but these must be agreed with the Planning Division, in writing. If the amendments are considered substantial then you may be required to submit a new application. The responsibility for carrying out the scheme in accordance with the approval lies entirely with you.

If your proposal needs Building Regulation approval it is your responsibility to secure this. If there are any external alterations required as a result of your Building Regulation approval it is your responsibility to check whether your planning permission is affected. Do not assume that both the approved plans (Building Regulation and Planning) show the same details. If in doubt, check first!

The planning permission does not relate to consent that may be required from other parties/agencies (public utilities etc).

Should you require any further clarification in respect of your planning permission please contact the Development Control Section on 01685 726280, where a member of staff will be pleased to help you.

Yours faithfully

J Jones

J JONES
HEAD OF TOWN PLANNING

Enc

TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) ORDER 2012

PERMISSION FOR DEVELOPMENT

To: Mr A Kalam 59 Mackintosh Place Cardiff Road Cardiff CF24 4RL

WHEREAS you did on the 20th day of September 2013 make application in writing for permission to develop: 90 High Street (Caeharris) Dowlais Merthyr Tydfil CF48 3HB short particulars of the application being as follows:-

Name of the Applicant**Description of Proposed Development**

Mr A Kalam
59 Mackintosh Place
Cardiff Road
Cardiff
CF24 4RL

Change of use from residential dwelling to hot food takeaway (A3), and installation of new shop front and flue (Full)

MERTHYR TYDFIL COUNTY BOROUGH COUNCIL as the Local Planning authority hereby **PERMIT** the proposed development to be carried out in accordance with the plans submitted with the said Application, subject to the development being begun on a date which is not later than **five years** from the date of this permission and subject to compliance with the condition(s) specified below:

CONDITIONS

- 1 **BEFORE** works commence details of a system to prevent waste cooking oil, fats and grease and solid waste from entering the foul drainage system shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the use of the premises commences and then shall operate in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason - To protect the integrity of the public sewerage system, and sustain an essential and effective service to residents.

Condition 1 discharged on 27th March 2025 - Application no: P/25/0063.

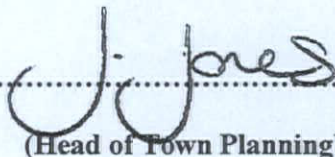
- 2 The premises shall close and all business activities shall cease at midnight on Mondays to Saturdays and 11.30pm on Sundays. The premises shall not reopen until 11.00am on Mondays to Saturdays and noon on Sundays.

Reason - In the interest of residential amenity.

Date:

13 DEC 2013

Signed:.....


(Head of Town Planning)

(Please See attached Notes)

INFORMATIVES

1. The applicant / developer is strongly advised to liaise with Hyder Consulting Ltd (Network Development Consultants - Southern, Tel 01443 331155) in relation to any connections to the public sewer and/or to any works which affect the line of or are in close proximity to existing public sewers and/or water mains.
2. The approved extraction flue should be mounted on appropriate anti-vibration mountings, and the noise produced by the flue should not cause an increase in the noise level at the nearest residential property, when measured in accordance with British Standard 4142.