

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: Anouska Beaumont Merthyr Tydfil County Borough Council Civic Centre Castle Street
Merthyr Tydfil CF47 8AN

WHEREAS you submitted an application on the 15th June 2026 to develop: 33 High Street Merthyr Tydfil CF47 8DE short particulars of the application being as follows:-

Name of the Applicant

Anouska Beaumont
Merthyr Tydfil County Borough Council
Civic Centre
Castle Street
Merthyr Tydfil

Description of Proposed Development

Steel frame with enclosing cladding to stabilize exposed gable wall, with access door for inspection and maintenance purposes. (Full)

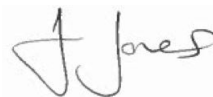
The Council in pursuance of its powers under the above mentioned Act and Order hereby **GRANTS PERMISSION** for the carrying out of the proposed development as described above and in accordance with the application and plans (if any) submitted with the application subject to compliance with the following conditions.

CONDITIONS

Please see attached.

Date: 21st July 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 carried out in accordance with the following approved plans and documents: -

- Structural Cladding Plan drawing no's.2606/T01, 2606/P01, 2606/P02, 2606/P03, 2606/P04 and 2606/P05
- Render Carrier Fixing Detail
- Foundation Details drawing no. 26053-S-002-B
- Steelwork Elevations GA's and Details Drawing no.26503-S-001-B
- Wetherby Wall Systems Steel Frame Spacer Details.
- Wethereby Wall Systems Project Specification

Reason - to ensure the development is carried out in accordance with the approved plans, drawings and documents submitted with the application.

- 3 Demolition or construction works shall not take place outside of 08:00hrs to 18:00 hrs Mondays to Fridays and 09:00hrs to 14:00hrs on Saturday and not at all on Sundays and Bank Holidays.

Reason - In the interests of amenity and to avoid statutory nuisance.

- 4 A Construction Traffic Management Plan shall be submitted and approved in writing by the local planning authority prior to the commencement of any work on site. This document should include the following details :

- The means of access into the site for all construction traffic;
- The location on site for the parking of vehicles of site operatives and visitors;
- The management of vehicular and pedestrian traffic;
- Wheel-cleansing facilities;
- The sheeting of lorries leaving the site.
- Temporary traffic management
- Vehicle routing for all HGV traffic associated with the demolition site
- Details on the size of vehicles entering/exiting the site to ensure they are suitable for the means of access
- The anticipated number / type of the vehicles entering/existing the site per day and demolition timescale

Reason - in the interests of highway safety and free flow of traffic.

INFORMATIVES

1. The developer shall obtain all other necessary consents **BEFORE** works commence including BUILDING REGULATION approval.
2. All reasonable precautions shall be taken to reduce the impact of dust. Effective dust control measures, such as 'damping down' following cutting or other dusty operations shall be employed at all times.
3. In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified then all development works should be stopped immediately, the Local Planning Authority and the Environmental Health Department contacted within 2 working days and a scheme to investigate the risks and any required remedial measures be submitted to, agreed and approved in writing by the Local Planning Authority prior to the recommencement of development works.

Following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required remedial measures were satisfactorily implemented or confirmation provided that no unexpected contamination was encountered.

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.