

**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: ZAD Commercial UK Ltd c/o Varco Consultants Ltd F.a.o. Mr B Varma 113 Park Crescent  
Barry CF62 6HE

**WHEREAS** you submitted an application on the 11th July 2018 to develop: Former Mackintosh Hotel  
Aberfan Road Aberfan Merthyr Tydfil short particulars of the application being as follows:-

**Name of the Applicant**

ZAD Commercial UK Ltd  
F.a.o. Mr Mounajed  
Enterprise House  
Roundwood Lane  
Harpenden

**Description of Proposed Development**

Change of use to 9 self contained flats at first and second  
floors. Retain ground floor use as A3 use (for restaurant /  
cafe /coffee house), to include external alterations (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:** 4<sup>th</sup> October 2018

**Signed:**  
(Head of Town Planning)

**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:

- A. 101 Revision C, received: 9th August 2018;
- A. 102, received: 1st August 2018;

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

- 3 **No flat shall be occupied** until space has been laid out within the site in accordance with drawing number A. 101 Revision C, for 5 off road vehicular parking spaces and 5 cycle stands. The vehicular parking spaces and stands shall thereafter be kept available for such purposes in perpetuity.

**Reason** - To ensure that vehicles are parked off the highway in the interests of road safety in accordance with Policies BW12 and TB11 of the Merthyr Tydfil Local Development Plan.

- 4 **No development shall commence** until details of a scheme for the disposal of surface water has been submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to the use of the development and retained in perpetuity.

**Reason** - To ensure adequate disposal of surface water drainage in accordance with Policy BW8 of the Merthyr Tydfil Local Development Plan.

**Condition 4 discharged on 12.11.2020 - App No. P/20/0233.**

## INFORMATIVES

1. The developer is advised to contact the County Borough Council's Head of Engineering regarding any retaining works or other works affecting the highway **BEFORE** construction works commence.

## NOTES

Your attention is drawn to the following:-

### Appeals to the Welsh Government:

- 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 Welsh Government 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 The Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ. Alternatively you can use the Planning Inspectorate website (<https://acp.planninginspectorate.gov.uk>) to complete your appeal.
- The Welsh Government 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 Welsh Government 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 Welsh Government 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 the Welsh Government 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.**