

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 M Keogh c/o Plan R Ltd F.a.o. Mr R Hathaway 39 Merthyr Mawr Road Bridgend CF31 3NN

WHEREAS you submitted an application on the 3rd July 2019 to develop: Land At The Paddocks Nant-y-Fedw Bedlinog CF46 6UF short particulars of the application being as follows:-

Name of the Applicant

Mr M Keogh
The Paddocks
Nant Y Fedw
Bedlinog
Merthyr

Description of Proposed Development

Creation of horse exercise area (Full)

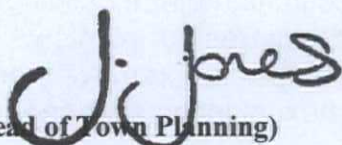
The Council in pursuance of its powers under the above mentioned Act and Order hereby **GRANTS PERMISSION** for the carrying out of the proposed development as described above and in accordance with the application and plans (if any) submitted with the application subject to compliance with the following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

CONDITIONS

Please see attached.

Date: 14th September 2020

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:

Drawing Title: Existing & Proposed Section Lines A/A & B/B, Drawing Number: hdw.ph.mk2.03, Amended Plan Received on 1 July 2020.

Drawing Title: Proposed Site Plan & Landscaping Scheme, Drawing Number: hdw.ph.mk2.04, Amended Plan Received on 1 July 2020.

Drawing Title: Proposed Elevations of Boundaries, Drawing Number: hdw.ph.mk2.05, Amended Plan Received on 1 July 2020.

Land at Nant Y Fedw, Bedlinog Ecological Assessment Report produced by MPS Ecology (December 2019), Amended version submitted on 17 August 2020.

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

- 3 The horse exercise area hereby approved, shall not be used at any time for any commercial or business use.

Reason - To clearly define the scope of this permission and the use of the horse exercise area in the interest of highway safety and residential amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 4 All planting, seeding or turfing comprised in the approved details of landscaping (drawing number: hdw.ph.mk2.04) shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason - To ensure that the new development will be visually attractive in the interests of amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 5 A landscape management plan, including management responsibilities and maintenance schedules for all landscaped areas, shall be submitted to and approved in writing by the local planning authority prior to the horse exercise area being brought into use. The landscape management plan shall be carried out as approved.

Reason - To ensure that the new development will be visually attractive in the interests of amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 6 **Before works commence on site**, details of the shallow pond (as specified in the Land at Nant Y Fedw, Bedlinog Ecological Assessment Report produced by MPS Ecology (December 2019)) shall be submitted to and approved in writing by the Local Planning Authority. The pond area shall be completed in accordance with the approved details **BEFORE** the horse exercise area is brought into use and shall be retained in perpetuity.

Reason - To protect and enhance the natural environment and important habitats in accordance with Policies EnW1 and EnW3 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 7 In accordance with the recommendations of the Land at Nant Y Fedw, Bedlinog Ecological Assessment Report produced by MPS Ecology (December 2019), **Prior to the horse exercise area being brought into use**, 2 no. bat boxes and 2 no. bird boxes shall be erected along the tree line to the north of the site and shall remain in perpetuity thereafter.

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.

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.