

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: MTCBC c/o Mr Theo Rodway Penhevad Studios Penhevad Street Grangetown Cardiff

WHEREAS you submitted an application on the 22nd June 2020 to develop: Former YMCA Building Pontmorlais West Merthyr Tydfil CF47 8UT short particulars of the application being as follows:-

Name of the Applicant

MTCBC
Ms Zoe Thomas
Civic Centre
Castle Street
Merthyr Tydfil

Description of Proposed Development

Conversion of building to offices with associated internal and external renovation works. Creation of a bat roost structure and the erection of a new extension with a new pedestrian access and bridged walkway. Construction of a new roof with dormer windows and roof lights to provide additional accommodation. The construction of a new car park and cycle store with access from Park Terrace and other associated works. (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: 15th April 2021

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:

3510_R_140, North West Demolition Elevation (Received 16.09.2020)
3510_R_141, South East Demolition Elevation (Received 16.09.2020)
3510_R_142, South West Demolition Elevation (Received 16.09.2020)
3510_R_143, North East Demolition Elevation (Received 16.09.2020)
3510_R_144, North West Elevations - Terracotta Supply (Received 16.09.2020)
3510_R_145, South East Elevations - Terracotta Supply (Received 16.09.2020)
3510_R_146, South West Elevations - Terracotta Supply (Received 16.09.2020)
3510_R_147, Elevations - Terracotta Supply (Received 16.09.2020)
3510_R_148, Roof Plan - Terracotta Supply (Received 16.09.2020)

3510_GA_500 Rev D, Section A-A (Received 16.09.2020)
3510_GA_501 Rev D, Section B-B (Received 16.09.2020)
3510_GA_502 Rev C, Section C-C (Received 16.09.2020)
3510_GA_503 Rev D, Section D-D (Received 16.09.2020)
3510_GA_504 Rev D, Section E-E (Received 16.09.2020)
3510_GA_505 Rev D, Section F-F (Received 16.09.2020)
3510_GA_506 Rev D, Section G-G (Received 13.04.2021)
3510_GA_507 Rev A, Section H-H (Received 16.09.2020)
3510_GA_508 Rev A, Section I-I (Received 16.09.2020)

3510_GA_360 Rev B, Means of Escape 1 (Received 16.09.2020)
3510_GA_361 Rev B, Means of Escape 2 (Received 16.09.2020)
3510_GA_362 Rev B, Means of Escape 3 (Received 16.09.2020)
3510_GA_363 Rev C, Roof Plan - Fall Restraint System (Received 16.09.2020)

3510_A_306, External Works Sheet 1 (Received 16.09.2020)
3510_A_307, External Works Sheet 2 (Received 23.12.2020)
3510_A_308, External Works Sheet 3 (Received 23.12.2020)
3510_A_309, External Works Sheet 4 (Received 23.12.2020)
3510_A_310, External Works Sheet 5 (Received 23.12.2020)

3510_R_120 Rev A, Ground Floor Demolition (Received 16.09.2020)
3510_R_121 rev A, Upper Ground Floor Demolition (Received 16.09.2020)
3510_R_122, Mezzanine Floor Demolition (Received 16.09.2020)
3510_R_123, First Floor Demolition (Received 16.09.2020)
3510_R_124, Second Floor Demolition (Received 16.09.2020)
3510_R_125, Third Floor Demolition (Received 16.09.2020)

3510_GA_200 Rev C, Site Plan (Received 16.09.2020)
3510_GA_300 Rev E, Ground Floor Plan (Received 13.04.2021)
3510_GA_310 Rev D, Upper Ground Floor Plan (Received 16.09.2020)

3510_GA_320 Rev D, Mezzanine Floor Plan (Received 16.09.2020)

3510_GA_330 Rev D, First Floor Plan (Received 16.09.2020)

3510_GA_340 Rev D, Second Floor Plan (Received 16.09.2020)

3510_GA_350 Rev E, Third Floor Plan (Received 16.09.2020)

3510_GA_355 Rev G, Roof Plan (Received 18.03.2021)

3510_GA_400 Rev F, NW Elevation (Received 13.04.2021)

3510_GA_401 Rev C, SE Elevation (Received 16.09.2020)

3510_GA_402 Rev E, SW Elevation (Received 16.09.2020)

3510_GA_403 Rev F, NE Elevation (Received 13.04.2021)

3510_GA_700 Rev C, Ecological Mitigation Strategy 01 (Received 18.03.2021)

3510 A 300, Replacement Timber Window Elevations (Received 16.09.2020)

3510 A 302, Replacement Window Sections (Received 16.09.2020)

3510 A 303, Aluminum Windows and Screens (Received 16.09.2020)

3510 A 304, Door Elevations (Received 16.09.2020)

3510 A 305 Rev A, Door Elevations (Received 16.09.2020)

3510_A_700, Front Entrance Door, Type 03 (Received 16.09.2020)

3510_A_701, Shop Front - Window Type 08 (Received 16.09.2020)

3510_A_702, Shop Front (Door Type 01) (Received 16.09.2020)

3510_A_703, Shop Front (Door Type 02) (Received 16.09.2020)

3510_A_704, Timber Window Types - Elevations (Received 16.09.2020)

3510_A_705, Replacement Timber Window in Terracotta Surround (Received 16.09.2020)

3510_A_706, Replacement Timber Window in Brickwork Surround (Received 16.09.2020)

3510_A_707, New Timber Window Traditional Dormers (Received 16.09.2020)

3510_A_710, New Door Types - Elevations (Received 16.09.2020)

3510_GA_601 Rev A, Detail Sections Through Dormer 01 (Received 16.09.2020)

3510_GA_602 Rev A, Detail Sections Through Dormer 02 (Received 16.09.2020)

3510_GA_603 Rev A, Detail Sections Through Rear Dormer (Received 16.09.2020)

3510_A_380, Tea Station Layout (Received 16.09.2019)

3510_A_401, Ground Floor Lobby Details (Received 16.09.2020)

3510_A_550, Proposed Stairhall, Balustrade and Wall Painted Scheme (Received 16.09.2020)

3510_A_552 Rev A, Proposed Front Glazed Screens & Doors 01 (Received 23.12.2020)

3510_A_553 Rev A, Door Details - First Floor Lobby (Received 23.12.2020)

3510_A_554, Door Details - Second Floor Hallway (Received 16.09.2020)

3510_A_555, Door Details - Mezzanine Level (Received 16.09.2020)

3510_A_557, Detail Drawing - Wall & Floor Tiles (Received 16.09.2020)

3510_A_558, Stairhall Balustrade & Wall Painted Scheme (Received 16.09.2020)

3510_A_559 Entrance Door Detail (Received 16.09.2020)

3510_A_561 Rev A, South Elevation - Entrance & Shopfront (Received 23.12.2020)

3510_A_562, Entrance Door Detail (Received 16.09.2020)

3510_A_563, Stairhall Flooring (Received 16.09.2020)

3510_A_564, Detail Drawing - Wall Tiles (Received 16.09.2020)

3510_A_565, Stairhall Balustrade & Wall Painted Scheme (received 16.09.2020)

3510_A_568, Proposed Front Glazed Screens & Doors (Received 16.09.2020)

3510_A_571, Proposed Interior Details - Ground Floor Lobby (received 16.09.2020)

Tube & Link Roller Shutters Technical Data Sheet (Received 24.03.2021)
Vulcan X2 Security Grille Technical Data (Received 24.03.2021)
Ecological Impact Assessment (Doc Ref WWE19143 BAS Rev C) Dated 18.03.2021

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

- 3 **No development or site clearance shall take place** until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping. The scheme shall include the existing trees along Park Terrace adjacent to the site and shall set out the measures for their protection throughout the course of development.

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.

Condition 3 discharged on 20.01.2023 – App No. P/22/0012

- 4 All planting, seeding or turfing comprised in the approved details of landscaping 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 **No development shall take place** until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard landscaping, which shall include the following:

- details of the proposed works to existing boundaries walls and railings including samples of the brick work to be used in any repairs;
- details of the surface materials to be used in the car parking area; and
- details of the cycle stands.

The development shall be carried out in accordance with the approved details.

Reason - To ensure that the new development will be visually attractive in the interests of amenity and the character and appearance of the listed building, to accord with Policies SW11 and CW1 of the Merthyr Tydfil Replacement Local Development Plan.

Condition 5 discharged on 20.01.2023 – App No. P/22/0012

- 6 The proposed development hereby approved shall be carried out in accordance with the recommendations set out in Section 5 of the Ecological Impact Assessment, Rev C (dated 18th March 2021) prepared by Wildwood Ecology Ltd.

Reason - To protect the natural environment in accordance with Policies EnW1 and EnW2 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 7 **Prior to works commencing on site**, details for the provision of 4 No. bird boxes and their location within the site shall be submitted to and approved in writing by the local planning authority. The bird boxes shall be provided in accordance with the approved detail prior to the building being brought into beneficial use.

Reason - To protect the natural environment in accordance with Policies EnW1 and EnW2 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

Condition 7 discharged on 20.01.2023 – App No. P/22/0012

- 8 **Prior to works commencing on site**, a lighting plan demonstrating consideration for roosting, commuting and foraging bats, shall be submitted to and approved in writing by the local planning authority. Prior to the beneficial use of the building, all works shall be carried out in accordance with the approved details and maintained as such in perpetuity.

Reason - To ensure artificial lighting does not adversely impact on bat species identified within the site, in accordance with Policies EnW1 and EnW2 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

Condition 8 discharged on 20.01.2023 – App No. P/22/0012

INFORMATIVES

1. **Warning: A European Protected Species (EPS) Licence is required for this development.** This planning permission does not provide consent to undertake works that require an EPS Licence. It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine.
To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at <https://naturalresources.wales/permits-and-permissions/species-licensing/european-protected-species-licensing/>
2. The applicant / developer should be aware that no works should commence on site until Listed Building Consent has been granted.

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.