

DELEGATED REPORT

Application No:	P/26/0179
Site Address:	54 Council Street Penydarren Merthyr Tydfil CF47 9DJ
Development:	Install solar photo-voltaic panels on to the principal roof slope
Case Officer:	Kate Glover
Site Visit:	20th August 2026
Application Expiry Date:	6th October 2026
Consultation reply date expired:	10th September 2026

APPLICATION SITE

The application site relates to a two-storey dwelling located within a terrace of houses. The external materials comprise natural stone elevations, decorative brick quoins around the window and door openings, uPVC windows and doors, and a grey concrete tiled roof.

The site lies within the Settlement Boundary and the Council Street and Urban Street Conservation Area, as designated within the Local Development Plan.

PROPOSED DEVELOPMENT

This application seeks planning permission for the installation of solar panels on the front roof elevation of the property. The solar panels and supporting frames would be black and positioned flush with the roof slope.

The solar panel array would be located centrally on the roof and would occupy an area measuring approximately 2.28 metres by 2.28 metres.

PLANNING HISTORY

The Council's records do not indicate any other recent or relevant planning history for this site.

CONSULTATION

Consultations were not carried out as part of this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining properties and a site notice was displayed within the vicinity of the site

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Policy

The Future Wales – the National Plan 2040 sets out a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

National Planning Policies

Planning Policy Wales (Edition 12, February 2024) (PPW12).

The policies in PPW are supported by Technical Advice Notes, and the most relevant to this application is Technical Advice Note 24: The Historic Environment (TAN24)

Local Policy

Merthyr Tydfil County Borough Council Replacement Local Development Plan (LDP) 2016-2031:

- SW4 Settlement Boundaries
- SW11 Sustainable Design and Placemaking
- CW1: The Historic Environment
- EnW1 Nature Conservation and Ecosystem Resilience
- EcW8 Renewable Energy

In addition, the application will be determined having regard to the advice contained within the following Supplementary Planning Guidance (SPG) Notes:

Note 4 – Sustainable Design, July 2013

Note 5 – Nature and Conservation, May 2015

PLANNING CONSIDERATIONS

The principal issues to consider in the assessment of this application are the principle of the development, its impact upon the character and appearance of the property and the conservation area, and its impact upon ecology and residential amenity.

The application property is a residential dwelling located within the settlement boundary, and the proposed development would provide a renewable source of energy. As such, the development would comply with LDP Policies SW4 and EcW8 in relation to the principle of the development.

In relation to visual impact, the proposed development would introduce solar panels onto the front roof slope of the building. The principal roof slopes of the properties along Council Street are highly visible due to the steeply sloping topography of the area.

The applicant has confirmed that the existing roof tiles would be removed only where necessary to facilitate the installation of the solar panels and that a new or replacement roof does not form part of the proposal. The solar panels and supporting frames would be black in colour and would be positioned flush with the roof slope. The combination of their colour and positioning would result in a development with a finish similar to that of the existing roof tiles and would not appear incongruous when viewed within the street scene. The development would not result in significant harm to the character and appearance of the property, nor would it adversely affect the character of the existing street scene or wider conservation area. Accordingly, the proposal complies with the requirements of LDP Policies CW1, EcW8 and SW11, and TAN 24.

In terms of potential impacts upon neighbouring properties, having regard to the nature and siting of the development, the proposal would not adversely affect residential amenity. It is also noted that no representations were received following the publicity exercise. As such, the proposal complies with the requirements of LDP Policy SW11.

Turning to matters of ecology, the Planning Ecologist has suggested that a Preliminary Roost Assessment should be undertaken to assess the potential for adverse impacts upon protected species and habitats. However, the property could be subject to significant alterations without the benefit of planning permission, including the replacement of the roof.

Having regard to the location, scale and nature of the proposed works, it is not considered proportionate or necessary in this instance to require the applicant to undertake a Preliminary Roost Assessment. However, an informative should be attached to any permission to advise the applicant of their responsibilities in relation to European Protected Species and nesting birds when undertaking the works.

Chapter 6 of Planning Policy Wales (Edition 12) states that planning applications should be supported by a Green Infrastructure Statement. However, having regard to the limited nature and scale of the proposed development, it would not be reasonable or proportionate to seek further green infrastructure information or biodiversity enhancements in this instance.

It is therefore considered that the proposal complies with the requirements of LDP Policy EnW1.

Conclusion

The duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 ("the WBFG Act") has been taken into consideration when determining this application. In reaching the following recommendation, the ways of working set out at section 5 of the WBFG Act have been considered and thus the proposal is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives set out as required by section 8 of the WBFG Act.

Having regard to the policy context above, the proposal is considered to be acceptable and the following recommendation is made:

RECOMMENDATION: BE APPROVED subject to the following **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:

Drawing Title: Elevations Drawing No. AL.02.01 Rev B, received on 06 October 2026

Drawing Title: Working Drawing - Roof Mounted PV Array Drawing No.: ICL-PV-001, received on 01 October 2026

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

3. Any replacement roof tiles required as a result of the installation of the solar panels hereby approved shall match the existing roof tiles in respect of their material, colour, profile and appearance.

Reason - In the interests of the character and appearance of the property and the Council Street and Urban Street Conservation Area, and to accord with Policies CW1 and SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

INFORMATIVES

1. This planning permission does not provide consent to undertake works that require a European Protected Species (EPS) licence. All bats and their roosts are protected under UK and European legislation. It is an offence to deliberately kill, injure, capture or disturb a bat or to recklessly damage or destroy their breeding sites or resting places.

If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. on 0300 065 3000 or at <https://naturalresources.wales/permits-and-permissions/species-licensing/apply-for-a-protected-species-licence/bat-licences/?lang=en>.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding.

If works to any trees, hedgerows and/or other nesting bird habitat (including buildings with suitable features) are to be undertaken, they will take place outside of the bird nesting season. If the works must be undertaken during the nesting season (generally from 1st March until 31st August, although birds are known to nest outside of these dates in suitable conditions), a breeding bird survey will be required and must be carried out by a suitably qualified ecologist. Any active nests identified will be protected until the young have fledged.

Where a Schedule 1 species (as defined in the Wildlife and Countryside Act - <https://www.legislation.gov.uk/ukpga/1981/69/schedule/1>) is involved, compensation for impacts, e.g., loss of nesting sites, will be devised and implemented.

RECOMMENDATION ENDORSED *G. Davies*

Director of Neighbourhood Services

DATE: 8th October 2026