

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: Dr Sarwan Sumon c/o Mr Bobby Clayton Axis Well House Barns Chester Road Bretton
Chester CH4 0DH

WHEREAS you submitted an application on the 14th February 2024 to develop: Quakers Yard Railway Station Treharris CF46 5NJ short particulars of the application being as follows:-

Name of the Applicant

Dr Sarwan Sumon
Amey Infrastructure Wales
Infrastructure Hub
Treforest Industrial Estate
Pontypridd
CF37 5UT

Description of Proposed Development

Vary the wording of Conditions 1, 3 and 4, and remove Condition 2 of planning consent P/23/0125 to enable an alternative proposed landscaping scheme and flexibility in the delivery of the proposed planting scheme.
(Removal/Variation of Condition)

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 October 2024

Signed:



(Director of Neighbourhood Services)

**IT IS IMPORTANT THAT YOU READ
THE NOTES ATTACHED TO THIS FORM**

CONDITIONS

- 1 The development shall be carried out in accordance with the following approved plans and documents:

Site Location Plan 2511-01-01

Statutory Plan 2511-01-02

Planning Drawing TRAN01-FJD-R1-MER-DDR-C-CV-000101-P01.1

Planning Sections TRAN01-FJD-R1-MER-DDR-C-CV-000151-P01.1

Taff Vale Access TRAN01-FJD-R1-MER-DDR-C-CV-000102-P01.1

Proposed Steelwork Arrangement TRAN01-FJD-R1-MER-DDR-S-ST-000104-P01

Main Span Steelwork Arrangement TRAN01-FJD-R1-MER-DDR-S-ST-000105-B01

Ramp Bridge Steelwork Arrangement TRAN01-FJD-R1-MER-DDR-S-ST-000106-B01

Upside Ramp Steelwork Arrangement TRAN01-FJD-R1-MER-DDR-S-ST-000116-B01

Upside Ramp Unit Steelwork Details A TRAN01-FJD-R1-MER-DDR-S-ST-000117-B01

Upside Ramp Unit Steelwork Details B TRAN01-FJD-R1-MER-DDR-S-ST-000118-B01

Upside Ramp Unit Steelwork Details C TRAN01-FJD-R1-MER-DDR-S-ST-000119-B01

Upside Ramp Unit Steelwork Details D TRAN01-FJD-R1-MER-DDR-S-ST-000120-B01

Upside Ramp Unit Steelwork Details E TRAN01-FJD-R1-MER-DDR-S-ST-000121-B01

Upside Ramp Unit Steelwork Details F, G and H TRAN01-FJD-R1-MER-DDR-S-ST-000122-B01

Down Platform Cross Sections TRAN01-FJD-R1-MER-DDR-C-CV-000115-B01

Down Platform Cross Sections TRAN01-FJD-R1-MER-DDR-C-CV-000116-B01

Down Platform Tie in Detail TRAN01-FJD-R1-MER-DDR-C-CV-000119-B01

Up Platform Cross Sections TRAN01-FJD-R1-MER-DDR-C-CV-000141-P01

Up Platform Cross Sections TRAN01-FJD-R1-MER-DDR-C-CV-000142-B01

Up Platform Waiting Shelter Details TRAN01-FJD-R1-MER-DDR-C-CV-000147-B01

Drainage General Arrangement TRAN01-KAW-R1-MER-DDR-D-HW-000001-P02

Planning Statement (Transport for Wales - April 2023)

Planning Statement Addendum (Transport for Wales - November 2023)

Bat Constraints Technical Note: Quakers Yard Station - A01 - 02/11/21

Bat Tree Report: RS1MER Trees - P03.1. Most recent survey dated 31/05/22

Dormouse Survey Report: Quakers Yard Station - A01 - 12/10/21

Ecological Impact Assessment: Quakers Yard Station - P02.1 - 08.03.23

Planting details containerised species, CODWBD15EMER-AMEY-ELS-XX-DR-LL-005 P02, dated 21/05/2024

Standard seeding details CODWBD15EMER-AMEY-ELS-XX-DR-LL-004 P02, dated 21/05/2024

Standard planting details CODWBD15EMER-AMEY-ELS-XX-DR-LL-003 P02, dated 21/05/2024

Landscape plan CODWBD15EMER-AMEY-ELS-XX-DR-LL-008 P03, dated 23/08/2024

Location plan & Planting Schedules CODWBD15EMER-AMEY-ELS-XX-DR-LL-001 P03, dated 31/07/2024

Landscape Management and Maintenance Plan for Quakers Yard Footbridge, CODWBD15EMER-AMEY-00-XX-LX-RP-0001 /P02, dated 27/08/2024

Series 3000 Specification Quakers Yard CODWBD15EMER / -AMEY-ELS-XX-SP-001 / P03 dated 13/08/2024

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

- 2 All planting, seeding or turfing comprised in the approved details of landscaping as listed in condition 1 shall be completed by 31 March 2026; 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.

- 3 The management of the approved soft landscaping works as listed under condition 1, shall be carried out in accordance with the Landscape Management and Maintenance Plan for Quakers Yard Footbridge (Ref CODWBD15EMER-AMEY-00-XX-LX-RP-0001 /P02, dated 27/08/2024) and Series 3000 Specification Quakers Yard (Ref CODWBD15EMER / - AMEY-ELS-XX-SP-001 / P03 dated 13/08/2024).

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.

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.