

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: Ms Joanna Jones c/o Mr P Williams Philwill Planning Consultancy Ltd 71 Heol Trecastell
Caerphilly CF83 1AF

WHEREAS you submitted an application on the 2nd June 2025 to develop: Land To The South Of Canal
Side House Pleasant View Aberfan short particulars of the application being as follows:-

Name of the Applicant

Description of Proposed Development

Ms Joanna Jones
9 Clarence Street
Miskin
Mountain Ash
CF45 3BB

Erection of 2 no. detached dwellings (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: 25th March 2026

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:

Drawing Title: Proposed Plans - Plot 2, Drawing Number: 01, Rev. A, Received 19 March 2026

Drawing Title: Proposed Elevations - Sheet 1 of 2, Drawing Number: 02 Rev. B, Received 19 March 2026

Drawing Title: Proposed Elevations - Sheet 2 of 2, Drawing Number: 03 Rev. B, Received 19 March 2026

Drawing Title: Proposed Plans - Plot 1, Drawing Number: 01, Rev. A, Received 21 October 2025

Drawing Title: Block Plan - Plot 2, Drawing Number: 05, Received 21 October 2025

Drawing Title: Proposed Site Layout, Drawing Number: SL.01, Rev. B, Received 18 March 2026

Drawing Title: Site Sections, Drawing Number: SX.01, Rev. A, Received 21 October 2025

Drawing Title: Proposed Street View, Drawing Number: SV.01, Rev. B, Received 21 October 2025

Drawing Title: Footway and Carriageway Construction, Drawing Number: RD.01, Received 2 June 2025

Drawing Title: Site Set Up, Drawing Number: SS.01, Received 29 August 2025

External finishes to dwellings, received 29 August 2025

Preliminary Ecological Assessment 2026, Issue 1VD, Produced by BE Ecological Ltd, Received 17 March 2026.

Construction Management Plan, Received 2 June 2025

Landscape Planting & Maintenance Schedule dated May 2025, Received 2 June 2025

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

- 3 Development shall be undertaken in accordance with the recommendations of the Preliminary Ecological Assessment 2026, Issue 1VD and in line with this all clearance shall be undertaken in accordance with the method statement for reptiles outlined in the appendix.

Reason - Future Wales and Planning Policy Wales (Edition 12, February 2024) requires all development to maintain and enhance biodiversity and to accord with Policy EnW1 of the Merthyr Tydfil Replacement Local Development Plan.

- 4 **Prior to the occupation of the dwellings**, a scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall comprise details, including the siting and species of, the nine replacement trees, native hedgerow, wildflower and shrub planting. The 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 maintain and enhance biodiversity and to ensure that the new development will be visually attractive in the interests of amenity and to accord with Policies EnW11 and SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 5 Before the dwellings hereby approved are occupied, integrated bat and bird boxes shall be provided in accordance with drawing numbers 02 Rev. A and 03 Rev. A. These shall be retained in perpetuity.

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

- 6 No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network

Reason - To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment

- 7 Demolition or construction works shall not take place outside the hours of 08:00 to 18:00 Mondays to Fridays and 09:00 to 14:00 on Saturdays and at no time on Sundays or Public Holidays.

Reason - To ensure that the noise emitted/activities are not a source of nuisance to occupants of nearby properties in accordance with Policies SW11 and EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

Parking to be retained for this use

- 8 **Prior to the installation of an external lighting**, an external Lighting Scheme has been submitted to and approved in writing by the local planning authority. The lighting plan must demonstrate dark zones at the boundaries and across the site. Wildlife boxes must not be illuminated (bat, bird) and there must be dark routes to allow barrier-free access to the boxes. The Lighting Scheme must conform to the latest guidance.

- Guidance Note GN08/23 Bats and Artificial Lighting At Night. Bat Conservation Trust and The Institute of Lighting Professionals 2023 - <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>

- Good Practice Guidance: Planning for the Conservation and Enhancement of Darks Skies in Wales. <https://www.gov.wales/sites/default/files/publications/2025-02/dark-skies-guidance.pdf>

Reason - To limit the impact on protected species and reduce light pollution in accordance with policies EnW2 and EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 9 No retaining walls which exceeds 1 metre in height shall be erected until details, including structural calculations and facing materials, have been submitted to and approved in writing by the Local Planning Authority. The walls shall be completed in accordance with the approved details before the development hereby approved is brought into beneficial use.

Reason - In the interest of safety and visual amenity in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 10 **BEFORE** the dwellings hereby approved are occupied, the footway, vehicle cross overs and dropped kerb pedestrian crossing to the front of the site shall be provided in accordance with details approved under a Section 278 agreement. Parking spaces on the hardstandings shall also be provided in accordance with drawing number SL.02 Rev. B. before the dwellings are occupied and shall thereafter be kept available for the parking of vehicles in perpetuity.

Reason - In the interests of pedestrian and highway safety and to ensure that vehicles are parked off the highway in the interests of road safety in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 11 **Prior to the occupation of the dwellings** hereby approved a plan indicating the positions, height, design, materials and types of balustrading and boundary treatments to be erected, including the location and dimensions of hedgehog gaps, shall be submitted to and approved by the local planning authority. The balustrading and boundary treatment shall be completed as approved before the dwellings are occupied.

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

INFORMATIVES

1. The planning permission hereby granted does not extend any rights to carry out any works to the public sewerage or water supply systems without first having obtained the necessary permissions required by the Water industries Act 1991.

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

The applicant is also advised that some public sewers and lateral drains may not be recorded on Dwr Cymru maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

2. The applicant is advised that the proposed scheme will require a highway agreement. Contact should therefore be made with the Council's Highway Maintenance Department regarding the approval of a Section 278 Agreement in relation to the proposed vehicular crossovers and dropped kerb pedestrian crossing. This must be obtained separate to this planning permission.

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.