

**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 Liam Hope c/o Phillip Harris 3dcadwales 5 Ashlea Drive Thomastown Merthyr Tydfil  
CF47 0NY

**WHEREAS** you submitted an application on the 5th March 2025 to develop: Willow Works Abercanaid Industrial Estate Abercanaid Merthyr Tydfil CF48 1YF short particulars of the application being as follows:-

**Name of the Applicant**

**Description of Proposed Development**

Mr Liam Hope  
JLC Groundwork Contractors Ltd  
Willow Works  
Abercanaid Industrial Estate  
Merthyr Tydfil

New Storage Unit with Office (Full)

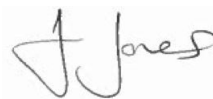
The Council in pursuance of its powers under the above mentioned Act and Order hereby **GRANTS PERMISSION** for the carrying out of the proposed development as described above and in accordance with the application and plans (if any) submitted with the application subject to compliance with the following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

**CONDITIONS**

Please see attached.

**Date:** 11<sup>th</sup> April 2025

**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:

Proposed plan drawing no. WW-03 received 20th March 2025

Site plan and sections drawing no. WW-04 received 20th March 2025

Proposed elevations drawing no. WW-05 received

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

- 3 Prior to the commencement of works on site details of all external finishes to be used in the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

**Reason** - To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 4 No development shall commence until the following components of a scheme to deal with the risks associated with contamination at the site has been submitted to and approved in writing by the Local Planning Authority: -

i) a preliminary risk assessment that has identified,

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors;
- potentially unacceptable risks arising from contamination at the site.

ii) a site investigation scheme based on i) to provide information for a detailed assessment of the risk to all receptors that may be affected including those off site.

iii) the results of the investigation and the detailed risk assessment referred to in ii) and based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

iv) a verification report providing details of the data that will be collected to demonstrate that the works set out in the remediation strategy in iii) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The remediation strategy and its relevant components shall be conducted in accordance with the approved details.

**Reason** - To ensure that the risks associated with contamination have been fully considered prior to the commencement of works as controlled waters are of high environmental sensitivity; and where necessary remediation measures and long term monitoring are implemented to prevent unacceptable risks from contamination and to accord with the requirements of Policy EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 5 Prior to the occupation of the development a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring conducted in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a long term monitoring and maintenance plan for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action as identified in the verification plan. The long term monitoring and maintenance plan shall be conducted in accordance with the approved details.

**Reason** - To ensure that the methods identified in the verification plan have been implemented and completed and the risk associated with the contamination at the site has been remediated prior to occupation or operation, to minimise risk to both future operators of the land and neighbouring land are minimised, together with those to controlled waters, property and ecology systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors, and to accord with the requirements of Policy EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan

- 6 Prior to the operation of the development a long term monitoring plan for land contamination shall be submitted to and approved in writing by the Local Planning Authority. The long term monitoring plan shall include: -

- details of the methods and triggers for action to be undertaken
- timescales for long term monitoring and curtailment mechanisms, e.g. a scheme of monitoring for three years unless the monitoring report indicates that subsequent monitoring is not required.
- timescales for the submission of monitoring reports to the Local Planning Authority e.g. annually
- details of any necessary contingency and remedial actions and timescales for actions
- details confirming the contingency and remedial actions have been conducted.

The monitoring plan shall be conducted in accordance with the approved details and within the agreed timescales.

**Reason** - To ensure necessary monitoring measures are approved to manage any potential adverse impacts of the development on public health and water quality, and to accord with the requirements of Policy EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 7 If during development contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be conducted as approved.

**Reason** - To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land and to ensure that the development can be conducted safely without unacceptable risks, and to accord with the requirements of Policy EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 8 The proposed parking area, as illustrated on the Proposed Plan (Dwg No. WW-03) shall be constructed prior to the development being brought into beneficial use and shall remain available for such purposes at all times thereafter.

**Reason** - To ensure that adequate parking facilities are provided within the curtilage of the site, in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 9 The turning area as illustrated on the Proposed Plan (Dwg No. WW-03) shall be kept clear of any obstructions and shall remain available for the turning of vehicles at all times thereafter.

**Reason** - To ensure that adequate turning facilities are provided within the curtilage of the site, in accordance 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](http://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.**