

# DELEGATED REPORT

|                                         |                                                                                |
|-----------------------------------------|--------------------------------------------------------------------------------|
| <b>Application No:</b>                  | <b>P/25/0167</b>                                                               |
| <b>Site Address:</b>                    | <b>Land At Six Bells Estate<br/>Heolgerrig<br/>Merthyr Tyfdil<br/>CF48 1TU</b> |
| <b>Development:</b>                     | <b>Detached two storey dwelling</b>                                            |
| <b>Case Officer:</b>                    | <b>Marlene Ferreira</b>                                                        |
| <b>Site Visit:</b>                      | <b>26th June 2025</b>                                                          |
| <b>Application Expiry Date:</b>         | <b>10th September 2025</b>                                                     |
| <b>Consultation reply date expired:</b> | <b>30th July 2025</b>                                                          |

## APPLICATION SITE

The application site relates to a fairly spacious corner plot located on the junction of Heolgerrig Road with Six Bells Estate. The vacant site slopes down from the west to the east and is intersected by a culvert, which runs diagonally across the plot from the southwest to the northeast. It is enclosed with post and wire fencing and has a gated access and dropped curb off Six Bells Estate.

The land, which occupies a prominent position, was previously overgrown with vegetation and trees but appears to have been recently cleared, yet it has remained undeveloped for a considerable period of time.

The plot lies within a well-established residential area and adjoins the dividing boundary with the dormer bungalows to the west and north (8 Martins Close and 1 Six Bells Estate), the Six Bells Estate Road to the east and Heolgerrig Road to the south.

## PROPOSED DEVELOPMENT

This application seeks planning permission to construct a detached two storey dwelling. It would include a single storey rear annexe, front gable projection and a gable roof feature, measuring approximately 10.9m wide by 13.8m deep with an 8.6m ridge height. The single storey flat roof rear annexe would measure approximately 10.9m wide by 7m deep with a maximum height of 3.2m (including glazed lantern).

At ground floor the dwelling would be served by a study, dining room, lounge area, kitchen, gym, WC and a bathroom. At first floor the dwelling would be served by 3 en-suite

bedrooms, a lounge area and a bathroom. The property would be finished with white rendered elevations (with brickwork front projection), black fibre cement slates and grey UPVc windows.

The plot would undergo excavation works, particularly to the western part of the site, to provide a lower ground level. The dwelling would be set back from the front highway, Six Bells Estate, and the side highway Heolgerrig Road. It would be orientated with the principal elevation fronting Six Bells Estate to the east, its private garden area would be provided to the rear western part of the site and an on-site parking area (for at least 4 vehicles) would be provided to the southern side of the site. Vehicular access onto the site would be provided by means of a dropped curb (already existing) off Six Bells Estate.

## PLANNING HISTORY

The Council's records indicate that the following planning history is relevant to this site:

P/15/0155 - Outline application for new dwelling with attached garage – Approved: 20<sup>th</sup> August 2015

## CONSULTATION

|                                  |                                      |
|----------------------------------|--------------------------------------|
| Head of Engineering and Highways | No objection.                        |
| Policy Officer                   | No objection.                        |
| Ecology Officer                  | No objection, subject to conditions. |
| Environmental Health Manager     | No objection, subject to conditions. |
| Natural Resources Wales (NRW)    | No objection.                        |
| Welsh Water (WW)                 | No objection, subject to conditions. |
| The Coal Authority               | No objection, subject to conditions. |

## PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, adjoining properties were consulted by letter on 11<sup>th</sup> June 2025 and two site notices were displayed within the vicinity of the site on 26<sup>th</sup> June 2025. One letter of representation was received following this publicity exercise and the concerns raised are summarised below:

- *The new dwelling would be in close proximity to the adjoining garden boundary.*
- *There is a hedgerow, solid wooden fences and a brand new driveway adjacent to the site and there are concerns that any excavation may cause damage to the adjoining property.*

*- Concerns in relation to the supervision of works carried out on site and who's responsibility it would be to resolve any potential issues.*

Ward members were advised of the objection received and Councillor Michelle Jones has requested that the application be presented to the planning committee for determination, given the concerns raised by the planning officer with regards to the scale and design of the dwelling.

During the consideration of the application, the objector subsequently withdrew their letter of representation. Amended plans were also submitted to show that the proposed dwelling had been set further away from the dividing boundary with 1 Six Bells Estate.

Ward members were made aware that the objection had been withdrawn and have agreed that the application can be determined, under delegated powers, by the Director of Neighbourhood Services.

## POLICY CONTEXT

### National Development Framework

- Future Wales: The National Plan 2040 (February 2021)

Policy 1 – Where Wales Will Grow

Policy 2 – Shaping Urban Growth and Regeneration – Strategic Placemaking

Policy 4 – Supporting Rural Communities

Policy 9 – Resilient Ecological Networks and Green Infrastructure

Policy 33 – National Growth Area – Cardiff, Newport and the Valleys

### National Planning Policies

- Planning Policy Wales - Edition 12 (February 2024)

*Paragraph 3.3 refers to good design and states that ‘...design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surroundings area...’*

*Paragraph 3.9 refers to character and states that ‘...the special characteristics of an area should be central to the design of a development. The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations. A clear rationale behind the design decisions made, based on site and context analysis, a strong vision, performance requirements and design principles, should be sought throughout the development process and expressed, when appropriate, in a design and access statement...’*

*Paragraph 3.14 refers to context appraisal and states that these ‘...should be used to determine the appropriateness of a development proposal in responding to its*

*surroundings. This process will ensure that a development is well integrated into the fabric of the existing built environment...*

Paragraph 6.4.3 discusses biodiversity and states that *'...the planning system has a key role to play in helping to reverse the decline in biodiversity and increasing the resilience of ecosystems, at various scales, by ensuring appropriate mechanisms are in place to both protect against loss and to secure enhancement...'*

- TAN (Technical Advice Note)

#### TAN 5 – Nature and Conservation Planning (2009)

This TAN provides advice on development affecting designated sites and habitats, in addition to protected or priority habitats and species. Section 6.2.2 states that *'...It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. It is considered best practice that such a survey is carried out before planning application is submitted. Planning permission should not be granted subject to a condition that protected species surveys are carried out and, in the event that protected species are found to be present, mitigation measures are submitted for approval. However, bearing in mind the delay and cost that may be involved, developers should not be required to undertake surveys for protected species unless there is a reasonable likelihood of them being present...'*

#### TAN 12 – Design (2016)

This TAN advises that the Welsh Government is strongly committed to achieving the delivery of good design in the built and natural environment, which is fit for purpose and delivers environmental sustainability, economic development, and social inclusion at every scale throughout Wales. Section 2.6 of TAN12 states that *'...Design which is inappropriate in its context, or which fails to grasp opportunities to enhance the character, quality or function of an area, should not be accepted, as these have detrimental effects on existing communities...'* Section 4.3 of TAN12 points out *'...Understanding the site and its immediate and wider context is the basis for a meaningful and sustainable design response, and is the responsibility of all those involved in the design process...'*

#### Local Planning Policies

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

- Policy SW1 - Provision of New Homes
- Policy SW3 - Sustainably Distributing New Homes
- Policy SW4 - Settlement Boundaries
- Policy SW11 - Sustainable Design and Placemaking
- Policy EnW1 - Nature Conservation and Ecosystem Resilience
- Policy EnW4 - Environmental Protection

## PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed development is acceptable in principle in this location, and whether, the dwelling, in terms of its siting, scale and design, would be acceptable with regards to its impact upon the character and appearance of the area, residential amenity, ecology, parking provision and highway safety.

### Principle of Development

Given the site's location within the settlement boundary and Primary Growth Area, the principle of residential development is considered acceptable and is generally supported by LDP Policies SW1, SW3 and SW4, provided the proposal is compatible with other relevant policies and material planning considerations. A residential development on this site would therefore be acceptable in principle. Indeed, it is noted that this site has previously had outline planning permission (P/15/0155) for the construction of one dwelling with a detached garage.

### Character and Appearance

The proposed development seeks to accommodate a detached dwelling whilst also trying to account for the culvert running through the site and it is acknowledged that the property has been set back from Heolgerrig Road (to the south) and Six Bells Estate (to the east), more or less avoiding the culvert easement area. Indeed, it should be noted that no objections or concerns have been raised by NRW, Welsh Water or the Council's Drainage Engineer. As such, the proposed development would not appear to significantly overload the culvert and would therefore be deemed acceptable in this regard.

The plot, as explained earlier, sits within a well-established residential area, off Six Bells Estate, which is largely characterised by bungalows and dormer bungalows. However, it is also acknowledged that there are two-storey dwellings in the immediate vicinity, particularly along Heolgerrig Road, which are stepped to follow the sloping gradient of the highway. Thus, whilst the proposed dwelling would differ in respect of its scale and design to the immediate adjoining bungalow to the north (1 Six Bells Estate), and although it is recognised that it would have a higher ridge height than this neighbouring dwelling, it is important to note that the height difference of 1.5m within this varied context would not be significant or appear unsympathetic within this setting. Indeed, the proposed dwelling would reflect the scale of other nearby properties. Furthermore, it would also comprise certain features, such as the gable frontage, and material finishes, comprising of render and brickwork elevations, which would be reflective of other existing nearby dwellings. Thus, in this instance, the proposed dwelling would be considered to appropriately integrate with its surroundings.

It is noted that details of the boundary treatments enclosing the site have not been specified within the submitted plans. However, having taking account of other existing boundary treatments in the immediate surrounding streets, it is recognised that a low rendered wall alongside both Heolgerrig Road and Six Bells Estate (and a higher 1.8m rendered wall to enclose the rear garden) could be erected to achieve a dividing boundary which is fit for purpose and in context with the surrounding built environment. Thus, it is considered that such details could be secured by adding an appropriately worded condition and would serve to ensure a sympathetic and attractive boundary enclosure is provided at this site.

The proposal would therefore be considered an acceptable form of development which would not be deemed to significantly detract from the character and appearance of the area. Indeed, the proposal would result in the development of a vacant plot of land which, at times has, appeared overgrown, untidy and unmaintained. Thus, its development in the form of a two-storey dwelling would be considered acceptable in this instance and would accord with LDP Policy SW11.

### Residential Amenity

Having taken account of the relationship of the application site with the neighbouring properties, it considered that the dormer bungalow to the rear (west) 8 Martins Close, and the dormer bungalow to the side (north) 1 Six Bells Estate, which adjoin the boundary of the application site, are most likely to be affected by the proposed development.

In respect of 8 Martin Close, the main two storey element of the proposed dwelling would be situated approximately 15m away and the single storey rear annexe would be approximately 9m away from the adjoining bungalow. The proposed dwelling would also be located at a significantly lower level to this neighbouring bungalow, given the topography of the street and the proposed excavation works on-site. Thus, the proposed dwelling, albeit a two-storey development, would not be considered to cause any significant overbearing, loss of light or loss of privacy impact upon this adjoining property.

With regards to 1 Six Bells Estate, the proposed dwelling would be located approximately 2.8m away from the neighbouring bungalow, located to the side (north) of the property. Whilst the height of the proposed dwelling would exceed the height of this neighbouring bungalow by approximately 1.5m, and whilst the proposed dwelling would project further forward than the neighbouring bungalow, it is noted that it would be located almost 3 metres away from the dividing boundary. Furthermore, the majority of the (two-storey) built development would sit alongside the existing neighbouring property. As such, the proposed dwelling would not appear to have a significant overbearing impact upon this neighbouring property or result in any significant loss of light. In addition, given that the property would only be served by two first floor en-suite side facing windows (which could be conditioned to be fitted with obscure glazing), the privacy of these neighbouring occupiers would remain unaffected.

The relationship between the proposed two-storey dwelling and the existing adjoining dwellings would therefore be considered acceptable and in accordance with LDP Policy SW11.

### Ecology

Given the nature of development and having regard to Planning Policy Wales, the application was supported by a Preliminary Ecological Appraisal (PEA) and a Green Infrastructure Statement (GIS).

In terms of the PEA, the report concluded the following:

- In respect of habitats it explains that *'...The areas most affected by the proposals is a bare ground and ephemeral short perennial vegetation and the non-native hedge. The site is poorly connected to any nearby habitats of interest such as heathlands and grasslands*

*due to its position in the built-up area. Connectivity for bats in this area is also poor due to a lack of shrubs and trees...*

*- With regards to species, it highlights that ‘...a large number of records and a diversity of protected and priority plants, fungi, invertebrates, amphibians, reptiles, birds and mammals were noted from the data search. This is representative of the good quality habitats surrounding the built-up area of Heolgerrig...’*

*‘...Slow worm, common lizard and grass snake have all been recorded in the area but are very unlikely to be present on the site due to its isolated nature from other semi-natural habitats and the history of disturbance the site has received, most recently in line with the Japanese knotweed removal strategy, the land has since been left to rewild. No survey or mitigation for reptiles is proposed, but if found during the construction phase advice should be sought from an ecologist...’*

*‘...House sparrow and swift were noted on the day of the survey visit. No impacts are anticipated on birds through the construction of the new dwelling, however there is opportunity for enhancing habitat for them. Installation of two swift boxes on the dwelling will be needed to fulfil this...’*

*‘...Since no features are present on the site which could be used for bat roosting and barely any vegetation to attract night flying insects exists on the plot no impacts are anticipated on bats via the construction of the new dwelling. Therefore, no further surveys or mitigation is required...’*

*‘...In terms of enhancement of the site for bats an integrated bat box will be added to the south facing gable end of the new dwelling, away from windows as far as possible and street lighting...’*

*‘...It is likely that hedgehogs are present and move through the built-up Heolgerrig area. To mitigate for any proposed barriers and facilitate their movement holes of 15cm x 15cm will be created within or underneath boundary fences on the south side...’*

*- In respect of lighting, the report refers to existing lighting and proposed lighting and states that ‘...There is a streetlamp on the opposite side of the street on the south and west side. The newer style of street lighting is likely to avoid spill up to and on the proposed dwelling. Future exterior lighting of the dwelling and the access in particular must comply with the ILP and Bat Conservation Trust guidance document. <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>. No light spill will be allowed on the bat box on the south elevation...’*

The Council's Ecologist has considered the information contained in the PEA and has not disagreed with the conclusions reached or the recommendations put forward (other than the inclusion of an apiary). As such, no further survey work or information has been requested as a result of the PEA.

With regards to the GIS, the report submitted discusses the existing infrastructure features within or adjoining the site, as well as those proposed, as follows:

*- The northern boundary is made up of a clipped hedge of non-native species with gaps outside of the applicant's boundary. This will remain in situ and maintained by the landowner of the adjacent property.*

- A mature conifer tree exists in the northwest corner. This will be retained.
- The reports confirms that no new green infrastructure will be planted as mitigation for losses and that no landscaping is being planted to enhance green infrastructure. However, it confirms that the garden space of the site will be utilised for growing food plants in line with permaculture practice. *'...The climbing plants will be maintained from year 2 onwards as necessary by clipping. Clipping will take place every autumn after shrubs have completed fruiting and will continue with replacement planting as necessary for 25 years...'*
- In respect of biodiversity enhancements and as highlighted in the PEA report, the GIS report confirms that bat and bird boxes will be attached to the proposed dwelling. An apiary will be provided in the garden. Climbing plants will be planted on fencing structures along the southern and eastern wire boundaries.
- Provision will be made to allow hedgehog movement through the site and into the neighbouring property by way of a 15 x 15cm hole or gap beneath the fence at boundary at the south of the plot and the north.
- The report concludes that the *'...site in its current state is sparsely covered by vegetation. Replacing this with vegetable and fruit crops will provide a far great quantity and diversity of pollinating plants on the site...the development will result in green infrastructure net benefit...'*

The Council's Ecologist has considered the information contained in the GIS and has raised concerns with the report. Indeed, the GIS report states, as detailed above, that *'...no new green infrastructure will be planted as mitigation for losses and that no landscaping is being planted to enhance green infrastructure...'* Furthermore, it concludes that the site *'...is sparsely covered by vegetation...'* Whilst it is not disputed that the site, as it stands, has little or no vegetation, it should be recognised that this has not always been the case.

In 2015, when considering the outline application P/15/0155, the site was overgrown with many tall trees and other vegetation. Furthermore, during the consideration of a later application, P/17/0177 (submitted by the applicant, which was later withdrawn), a visit to the site on 16<sup>th</sup> June 2017 revealed that the site continued to be overgrown and still contained many tall trees and other vegetation. In addition, subsequent to these applications, aerial photos of the site indicate that the plot continued to be densely overgrown with tall trees and other vegetation in May 2018. In October 2021 and 2022 however, the aerial photos illustrate that the trees were no longer present and had been cut down. However, low lying vegetation was still existing throughout the site.

More recently, in May 2025, and prior to the application being submitted, a visit to the site revealed that rubble had been deposited on the land and machinery was being used to carry out ground works. Thus, based on the evidence available, the Council's Ecologist has reasonably concluded that the site has been cleared.

Although it is understood that the clearance of the site may have been instigated by the removal of Japanese Knotweed from the plot, and/or due to the ground works in association with the protection of the culvert, it is concluded that these works have been undertaken in preparation of the future development of the site. As such, the Council's

Ecologist has requested that additional planting is provided as mitigation and compensation for the features that have been lost.

The Council's Ecologist has provided detailed recommendations on how to make the scheme acceptable and achieve a net benefit for biodiversity. Specifically, he has confirmed that the scheme is required to include tree planting (which can be in the form of a native, species rich hedgerow) and a species rich wildflower/grassland area (this could be provided within the northwest corner of the site, with a mix of Emorsgate EL1 – flowering lawn mixture: 20 species, as previously specified in an earlier version of the GIS report).

With regards to the apiary, the Council's Ecologist has requested that this be omitted from the scheme. Indeed, he states that *'...Presumably, this will be for the use of honeybees. There is growing evidence that honeybees can pose a threat to wild pollinators, by increasing competition for flower resources and putting pressure on wild bee populations. This can have a serious negative effect on biodiversity. In addition, honeybees can also transfer diseases to wild bees with ecosystem-wide impacts...'*

Along the southern boundary, the Council's Ecologist recommends hedgerow planting, which could include the following species (as previously put forward in an earlier version of the GIS report), hazel, *Coryllus avellana*; field maple, *Acer campestre*; crab apple, *Malus sylvestris*; wayfaring tree, *Viburnum lanatana*; guelder rose, *Viburnum opulus*; blackthorn, *Prunus spinosa*; broom, *Cytisus scoparius*. In addition, the Council's Ecologist has also requested (and put forward) a long-term management plan for the green infrastructure elements suggested.

Having considered the submitted PEA and GIS reports, the history of the site, and taken account of the Council's Ecologist's comments, it is acknowledged that the information required to address the ecological concerns has not been fully provided, however, it is also reasonable to conclude that if the development is carried out as recommended by the Council's Ecologist, that a net benefit for biodiversity could be achieved. As such, provided that the outstanding matters relating to the ecology concerns raised are secured by an appropriately worded condition, the proposed development would be considered to accord with LDP Policy EnW1.

#### Parking and Highway safety

The proposed dwelling would be accessed directly off Six Bells Estate and would be served by a large parking area to the southern side of the property as highlighted above. The parking area could accommodate 4 or more vehicles. An on-site turning area would also be provided and vehicles would be able to enter and leave the site in a forward gear. The Head of Engineering and Highways has considered the proposal in respect of on-site parking provision and highway safety and has not raised any objections. Whilst initial concerns were noted in respect of the achievable visibility splays when leaving the site, near a junction, it is acknowledged that sections of the fence at the front of the site have now been removed and the previous concerns raised have therefore been addressed. Indeed, the height of any boundary enclosure to the front of the dwelling and on the corner of the plot, to ensure adequate visibility splays are maintained, could be secured by condition (as discussed earlier). Therefore, the proposed development would therefore not give rise to any adverse highway or pedestrian safety concerns and would accord with LDP Policy SW11.

## CONCLUSION

The development, due to the reasons discussed above, is therefore considered acceptable and would comply with the relevant policies and guidance.

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.

Accordingly, 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 and documents:

- Side Elevations, Drawing no SB-04 Rev C, Received: 2nd December 2025;
- Site Plan B, Drawing no SB-06 Rev C, Received: 2nd December 2025;
- Sections, Drawing no SB-08 Rev C, Received: 2nd December 2025;
- Proposed Vision Splays, Drawing no SB-10, Received: 1st September 2025;
- Ground Floor Plan, Drawing no SB -01 Rev B, received: 16th July 2025;
- First Floor Plan. Drawing no SB-02 Rev B, received: 16th July 2025;
- Front and Rear Elevations, Drawing no SB-03 Rev B, received: 16th July 2025;
- Green Infrastructure Statement, received: 25th September 2025;
- Preliminary Ecological Appraisal, received: 25th September 2025;
- Report: Clearsafes Knotweed, received: 6th June 2025;
- Report: Mining Risk Assessment, June 2015, Job no: 13257, received: 18th June 2025
- Report: Validation Report, C.A. Permit No. 26229, received: 2nd July 2025;
- Report: Project Preface, Calculations for Foundations, received: 2nd July 2025;

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

3. Prior to the occupation of the dwelling hereby approved, a plan indicating the positions, height, design, materials and type of boundary treatment to be erected shall be submitted to and approved by the local planning authority. The boundary treatment shall be completed as approved, prior to the occupation of the dwelling.

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

4. **No development shall take place** until there has been submitted to and approved in writing by the Local Planning Authority, a scheme for landscaping in the form of a Green Infrastructure Statement and a Long-term Landscaping, Habitat, Management, Maintenance and Monitoring Plan. The scheme shall include the following:

- Tree planting (which can be in the form of a native species hedgerow, ideally located along the boundaries' of the site, avoiding the culvert easement area;
- The provision of a wildflower/grassland area (which could be provided within the northwestern corner of the site);
- The provision of enhancement measures (i.e. installation of bird and bat boxes on the property);
- Details of the maintenance, management and monitoring of such features, and;
- Timescale for their implementation.

The development shall be carried out in accordance with the approved details and prior to the occupation of the dwelling and retained in perpetuity thereafter.

**Reason** - To ensure that the new development will be visually attractive and to secure a net benefit for biodiversity in accordance with Policies SW11 and EnW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

5. 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 biodiversity and to accord with Policy SW11 and EnW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

6. **No external lighting shall be installed**, until a detailed lighting scheme has first been submitted to and approved in writing by the local planning authority. The lighting scheme shall demonstrate that dark corridors for bat foraging/commuting will be maintained and that the access points to bat boxes remain unilluminated. The lighting scheme shall be carried out in accordance with the approved details.

**Reason** - To protect the natural environment and important habitat in accordance with Policy EnW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

7. **Prior to the commencement of development**, the materials to be used in the construction of the external surfaces of the parking area/driveway shall be submitted to and approved in writing by the local planning authority. The parking area/driveway shall be completed in accordance with the approved details prior to the occupation of the dwelling and shall remain available for its designated use in perpetuity.

**Reason** - In the interests of visual amenity and highway safety and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

8. **No development shall take place** until details, including structural calculations and facing materials, of any retaining wall which exceeds 1 metre in height 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.

9. No surface water and/or land drainage shall be allowed to discharge directly or indirectly into the public sewerage system.

**Reason** - To ensure adequate disposal of surface water drainage in accordance with LDP Policy EnW4 of the Merthyr Tydfil Replacement Local Development Plan.

10. 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.

## **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.

3. The applicant/developer is advised to liaise with the County Borough Council's Head of Engineering regarding any consents which are required in association with the provision of any vehicle cross over.

**RECOMMENDATION ENDORSED**



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**Director of Neighbourhood Services**

**DATE: 10.12.2025**