

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)

APPROVAL OF RESERVED MATTERS

To: Mr Job Gutteling c/o Stuckey George Architects F.a.o. Mr R Stuckey 14 The Glade
Plasdraw Aberdare

WHEREAS you submitted an application on the 21st September 2021 to develop: Former Ysgol Santes Tudful School Queens Road Twynyrodyn Merthyr Tydfil short particulars of the application being as follows:-

Name of the Applicant	Description of Proposed Development
Mr Job Gutteling C/o 14 The Glade Plasdraw Aberdare CF44 0NX	Erection of 10 detached dwellings (Reserved Matters)

The Council in pursuance of its powers under the above mentioned Act and Order hereby **APPROVES** the plans, drawings and other particulars specified in the said application. Approval is granted subject to compliance with the conditions specified hereunder.

CONDITIONS

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

Dwg No. 001G - Proposed Site Plan, received 15.05.2023
Dwg. No. 020 - Materials, received 08.02.2023
Dwg. No. 008 - House Type 01 Roof Plan, received 08.02.2023
Dwg. No. 009 - House Type 01 Ground Floor Plan, received 08.02.2023
Dwg. No. 010 - House Type 01 First Floor Plan, received 08.02.2023
Dwg. No. 011 - House Type 01 Elevations, received 08.02.2023
Dwg. No. 012 - House Type 01 Elevations, received 08.02.2023
Dwg. No. 013 - House Type 01 Section, received 08.02.2023
Dwg. No. 014 - House Type 01 Elevations, received 08.02.2023
Dwg. No. 015 - House Type 01 Elevations, received 08.02.2023
Dwg. No. 016 - Garage Elevations, received 08.02.2023
Dwg. No. 017 - Garage & Floor Plan Elevations, received 08.02.2023
Dwg. No. 018 - House Type 02 Roof Plan, received 08.02.2023
Dwg. No. 019 - House Type 02 Ground Floor Plan, received 08.02.2023
Dwg. No. 020 - House Type 02 First Floor Plan, received 08.02.2023
Dwg. No. 021 - House Type 02 Second Floor Plan, received 08.02.2023

Dwg. No. 022 - House Type 02 Elevations, received 08.02.2023
Dwg. No. 023 - House Type 02 Section, received 08.02.2023
Dwg. No. 024 - House Type 02 Elevations, received 08.02.2023
Dwg. No. 025 - House Type 02 Elevations, received 08.02.2023
Dwg. No. 026 - House Type 02 Elevations, received 08.02.2023
Bin Store Details, received 05.04.2023
Dwg No. 21/839/03 Rev C - Landscape Layout, 21.03.2023
Landscape Scheme for Planting and Maintenance, received 21.03.2023
Tree Survey & Arboricultural Assessment, received 21.03.2023

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

- 2 **Prior to the occupation of the dwellings**, details of the privacy screens to be erected on the rear balconies on plots 2, 4, 6, 8 and 10, as illustrated on the approved plans (Dwg. No. 012 - House Type 01 Elevations, received 08.02.2023), shall be submitted to and approved in writing by the local planning authority. The privacy screens shall be erected in accordance with the approved details before the dwellings are occupied and shall be permanently retained in that condition thereafter.

Reason - In the interest of residential amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected within the curtilage of any dwelling house forward of the principle elevation of that dwelling house.

Reason - To preserve the open plan character of the housing layout in the interests of visual amenity in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

Date: 26th May 2023

Signed: 
(Director of Neighbourhood Services)

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

NOTES

Your attention is drawn to the following:-

Appeals to 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 the 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.

