

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 Malcolm Manners c/o Mr Peter Legg DLP Architecture Ltd Systems House 89 Heol Don
Whitchurch

WHEREAS you submitted an application on the 8th April 2022 to develop: Tyla-Glas Farm Craig Y
Hendre Bedlinog Treharris CF46 6SN short particulars of the application being as follows:-

Name of the Applicant

Mr Malcolm Manners
C/O Agent

Description of Proposed Development

Proposed barn conversion to form a residential dwelling
(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: 19th January 2023

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:

Elevations 1 of 2 as Proposed Drawing no. P724 L_210 Rev C received on 16.01.2023
Elevations 2 of 2 as Proposed Drawing no. P724 L_211 REV B received on 12.01.2023
Floor Plans as Proposed Drawing no. P724 L_200 Rev B received on 12.01.2023
Section 1 of 2 as Proposed Drawing no. P724 L_212 Rev B received on 12.01.2023
Section 2 of 2 as Proposed Drawing no. P724 L_212 Rev B received on 12.01.2023
Site Plan as Proposed Drawing no. P724 L_0003 Rev B received on 12.01.2023
Bat Survey Report, Issue 1, Version B, October 2022 received on 03.01.2023
Letter from Vale Consultancy Document Ref: 13951/MNJ/A received on the 14.06.2022

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

- 3 **Before work commences** samples and details of the following shall be submitted to and approved in writing by the Local Planning Authority:

- (a) A sample panel for the proposed stone work and pointing (including the stonework proposed for the gable wall and the proposed 1.5m high boundary wall). The sample panel must be constructed on site for inspection and retained there until the completion of the development;
- (b) Drawings to a minimum scale of 1:5 with full cross section profiles of the roof lights, windows and doors;
- (c) Samples for the proposed slates and ridge tiles.

All works shall be completed in accordance with the approved details.

Reason - To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 4 Notwithstanding the provisions of Schedule 2, Part 1, Class A, B, C, D, E, F, G and H, Schedule 2, Part 2, Class A and Schedule 2, Part 40, Class A, B, C, D, E, F, G, H, I, 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 extensions, outbuildings, solar panels, or other alterations, fences, walls or other means of enclosures shall be erected or carried out other than what is expressly authorised by this permission.

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

- 5 The utility room window in the northwestern rear elevation of the building shall be fitted with obscure glazing which is level 3 or higher on the Pilkington Scale of Privacy or equivalent. This window shall be fixed shut and any part of the window that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. The residential unit hereby permitted shall not be occupied until the window has been obscurely glazed in accordance with the approved plans 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.

INFORMATIVES

1. **Warning: A European Protected Species (EPS) Licence is required for this development.**

This planning permission does not provide consent to undertake works that require an EPS licence. 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 found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine. To undertake works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at:

<https://naturalresources.wales/permits-and-permissions/species-licensing/apply-for-a-protected-species-licence/bat-licences/?lang=en>

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 developer/applicant's should be aware that the site is crossed by a Public Right of Way (PROW). Planning permission does not authorise the obstruction of, interference to, diversion or stopping-up of a public right of way. No part of the development hereby permitted must interfere with or obstruct the public right of way (until the public right of way has been formally stopped-up or diverted). For further guidance on this matter, the developer/applicant is advised to contact the Council's Public Rights of Way Officer directly.

4. A permit may be required from NRW for the proposed septic tank. The developer is therefore advised to contact Natural Resources Wales (NRW) before works start regarding the use of a septic tank to serve the proposed dwelling.

5. The applicants/developers attention is drawn to the comments of the Authority's Environmental Health Section regarding the potential problem to neighbouring properties arising from the creation of noise and dust during the construction process. To avoid unexpected and unnecessary enforcement action, the applicant/developer is advised to contact the Environmental Health Section prior to the commencement of development to agree an appropriate method of noise and dust suppression.

The developer must ensure that all waste arising from the site is disposed of at a site licensed for its reception. Under no circumstances shall waste be burnt on site.

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.