

MERTHYR TYDFIL COUNTY BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
The Town and Country Planning
(Non-Material Changes and Correction of Errors) (Wales) Order 2014

NON-MATERIAL AMENDMENT (APPROVAL)

To: Merthyr Valley Homes c/o Asbri Planning Justyna Krolikowska Unit 9 Oak Tree Court
Cardiff Gate Business Park

WHEREAS you submitted an application on the 21st September 2022 for a non-material amendment at:
Land At Junction Of Lansbury Road And Heol Parc Y Lan And Land Off Heol Tai Mawr Lansbury Road
Gellideg Merthyr Tydfil short particulars of the application being as follows:-

Name of the Applicant

Merthyr Valley Homes
Ty Brychan
22 Lansbury Road
Gellideg
Merthyr Tydfil

Description of Proposed Development

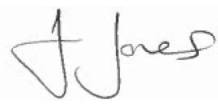
Non-material amendment to planning permission
P/20/0288 to vary the timing of condition 5 to allow the
occupation of the dwellings/flats while the play area is
being constructed (Non Material Amendment)

The Council in pursuance of its powers under the above mentioned Act and Order hereby **APPROVES**
the non-material amendment as described above and in accordance with the details and plans (if any)
submitted with the application subject to compliance with the following conditions.

CONDITIONS

Please see attached.

Date: 28th September 2022

Signed: 
(Director of Neighbourhood Services)

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

CONDITIONS

- 1 Prior to the beneficial occupation of the residential units hereby approved, details of the off-site play area located off Heol Tai Mawr, Gellideg shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the following:
 - i) The siting, design, appearance and scale of the proposed play equipment and any other features/equipment;
 - ii) Details of the design, height and appearance of any proposed boundary enclosures;
 - iii) Details of any means of lighting
 - iv) A scheme of landscaping

The play area shall be completed in accordance with the approved details within 3 months of the first occupation of any residential unit.

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.

NOTES

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.