

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 David Rees c/o Mr Steven George George And Co 1st Floor Woodfired Studios 62 High Street,

WHEREAS you submitted an application on the 9th December 2021 to develop: Land Adjacent To 2 Plymouth House Milbourne Terrace Merthyr Tydfil short particulars of the application being as follows:-

Name of the Applicant

Mr David Rees
Plymouth House,
Milbourne Terrace
Merthyr Tydfil
CF47 0UL

Description of Proposed Development

Variation of conditions 2, 6 and 7 of planning permission P/19/0069 to allow amendments to be made for the approved landscaping scheme and re-siting of replacement tress (subject to a tree preservation order) (Removal of Condition)

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: 17th January 2022

Signed: 
(Head of Town Planning)

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

CONDITIONS

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

Drawing no. 592.02E (Proposed site) received on 20.12.2019

Drawing no. 593.07A (Side elevations of proposed houses) received on 20.12.2019

Drawing no. 593-08 (Ground and first floor plan of proposed houses) received on 18.12.2019

Drawing no. 593-09 (Front and rear elevations of proposed houses) received on 18.12.2019

Drawing no. 592.11 (Block plan) received on 07.11.2019

Drawing no. 593-03A (Front and rear elevation Plan Plot 4) received on 07.11.2019

Drawing no. 593-04 (Ground and first floor plan Plot 4) received on 07.11.2019

Drawing no. 593-05 (Side elevations of Plot 4) received on 07.11.2019

Drawing no. 592.12A (Section A-A) received on 07.11.2019

Drawing no. 592.06 (Section A-A) received on 26.06.2019

Drawing no. 592.10 (Section) received on 26.06.2019

Preliminary Ecological Appraisal by BE Ecological Ltd June 2019 Issue 1VD received on 19.12.2019 and agent's email correspondence received on 20.12.2019

Drawing no. 01 Rev C (Planting plan) received on 09.12.2021

Drawing no. 592.110 (OS Map) received on 09.12.2021

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

- 2 Within 6 months of the date of this decision, the two Fagus sylvatic trees proposed along the northern boundary of the site and identified on the proposed landscaping scheme drawing number 01 Rev C shall be planted in accordance with the approved details. Any trees 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 replacement Tree Preservation Order (TPO) trees are provided in the interests of visual amenity in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 3 All planting, seeding or turfing comprised in the approved details of landscaping (Drawing no. 01 Rev C) shall be carried out within 6 months of the date of this decision or in the first planting and seeding season following the approval of this application, 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 to accord 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) 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.