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COMMITTEE	Planning and Regulatory
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Application No. P/23/0247	Date 29th November 2023	Determining Authority MTCBC
Proposed Development	Location	Name & Address of Applicant/Agent
Convert existing dwelling into two 3 bedroom flats and one 2 bedroom flat	St Johns Lodge The Grove Merthyr Tydfil CF47 8YR	Mr Udam Singh c/o Mr Paul Thomas UTOPIA DESIGN 5 Amberton Place Penydarren Merthyr Tydfil



APPLICATION SITE

The application site relates to a semi-detached dwelling, St John's Lodge, located off St Mary's Close/The Grove. The existing dwelling, a 5 bedroom property, fronts the highway to the south and is served by a small triangular rear garden area to the north. The site adjoins Birchbrook Villa to the east, abuts the boundary with Glenthorne to the west and adjoins the boundary with neighbouring gardens (at Birchbrook Villa, Glenthorne and Langdale) to the north. A large front paved driveway/garden, is provided to the front of the dwelling, which can accommodate 2/3 vehicular parking spaces, accessed off the front highway. The dwelling is largely enclosed to the front by an existing low boundary wall with a high hedge above.

The area surrounding the property is predominantly residential in nature. However, the adjoining neighbouring property to the west, Glenthorne, is currently used as a B&B/Hotel. The property lies within close walking distance of the town centre and public transport facilities.

PROPOSED DEVELOPMENT

This application seeks full planning permission to convert the existing 5 bedroom dwelling into 3 flats (2 No. 3 bedroom flats and 1 No. 2 bedroom flat). Flat 1 would be provided in the western part of the dwelling and would be served by a lounge, kitchen and shower room at ground floor and three bedrooms at first floor. Flats 2 and 3 would be provided in the remaining dwelling. A 3 bedroom flat (flat 2) with kitchen/dining, lounge and shower rooms would be provided at ground floor. A 2 bedroom flat (flat 3) with kitchen/lounge and bathroom would be provided at first floor.

Externally, the proposed conversion involves the installation of external cladding (90mm Lambdatherm) with new dashed render to all elevations, and the installation of new UPVc windows throughout the property. Other external alterations include:

Southern Front Elevation

- Re-arrange and reduce the depth of existing stepped access off the front paved driveway/garden, to provide access into the property. The re-arranged access would provide the entrance into flats 2 and 3 (via an internal hallway separating the access to each of the flats).

Northern Rear Elevation

- Reduce the opening/size of the existing 4 UPVc first floor windows to provide 4 new smaller UPVc windows;
- Block up an existing first floor window (serving the existing bathroom);
- Replace a small UPVc window with a new UPVc access door at ground floor, to serve bedroom 1 of flat 2;
- Replace a UPVc window and door with a new smaller UPVc window at ground floor, to serve downstairs shower room of flat 1.

Western Side Elevation

- Reduce size/opening of existing UPVc kitchen window to provide new smaller UPVc window to serve kitchen of flat 1;
- Create new opening at ground floor, to install UPVc door (with stepped access) to enable independent entrance into flat 1;

Within the front paved driveway/garden, the proposal includes the provision of 6 parking spaces. This would be achieved by removing the planted/garden area and providing a permeable tarmac parking area. This layout would provide 2 tandem parking spaces to serve each of the proposed flats. The vehicular access gate would be widened to 4.5 metres in width to allow for better access/manoeuvring in and out of the site. The existing rear garden would be used as communal amenity area to all occupiers of the flats.

It should be noted that the proposed works have already commenced and have been on-going since October 2022. A complaint was submitted to the Planning Department in July 2023 which led the Council's Enforcement Officer to investigate the case. Following discussions with the applicant, it was clarified during this time, that these works were refurbishment works only, in respect of the existing dwelling. It was therefore concluded that such works did not require planning permission and the case was closed. However, since this time, the applicant has indicated, by the submission of this planning application, that he now wishes to convert the property into 3 flats.

PLANNING HISTORY

The council's records do not indicate any other recent or relevant planning history relating to this site.

CONSULTATION

Head of Engineering and Highways	No objection, subject to conditions.
Planning Policy Officer	No objection.
Planning Ecologi	No objection, subject to conditions.
Environmental Health Officer	No objection, subject to conditions.
Welsh Water	No objection, subject to conditions.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining properties and a site notice was displayed outside the application property on 26th October 2023. A total of 20 letters of objection were received following this publicity exercise. The concerns raised have been summarised below:

- The development would increase the already overstretched parking in the area with the possibility of 14 to 16 additional residents. Cars already park on pavements and the proposal would only exacerbate the congestion in the area;
- There is worry and anxiety amongst nearby occupiers, particularly the elderly and families, regarding this proposal and the type of occupiers who would live there. It has been rumoured that the premises are to be let to homeless/drug users, which would increase crime and anti-social behaviour and activities in the area;
- There are no flats in the area. The proposed flats are not in keeping with the area and with the potential for the flats to hold over 35 people, this would result in overdevelopment of the site, on which a family house has stood for over 100 years;
- The proposal would be detrimental to the area in terms of the safety and security of residents and their families and would not be suitable for this neighbourhood.
- The application form states that no work has commenced, yet the exterior of the property has already been altered with an extra entrance being made to the side of the property, the addition of a bay window, the entrance to the house being demolished and replaced. The whole of the inside has been gutted before planning permission has been granted. The external fascia of the property has had cladding/insulation fitted which does not conform to current requirements of building control;
- The proposal would result in increased noise. Given the number of flats and rooms proposed, and depending how the living areas of these flats would be used, this would undoubtedly enable numerous people to reside and create a huge noise increase;
- The proposal would result in increased disturbance. The number of people potentially staying in the 3 flats, which are unsupervised as the owner does not live on site, leaves the accommodation open to abuse with the potential for stag/hen parties and other large group parties. There is very little garden space to the rear of the property, and as the front of the house will be turned into parking to all residents, resulting in residents using the small back yard which is surrounded on 3 sides by houses. This would undoubtedly result in disruptions to surrounding residents;
- The proposal would result in loss of privacy and overlooking. Whilst St Johns Lodge has always overlooked my garden, the garden of the house behind Glenthorne, and the adjoining house, it was built in the early 1900's, and the 5 windows which overlooked the gardens served a landing and stairwell. All the windows overlooking the gardens will be bedrooms. With the proposed number of

bedrooms and the potential number of people staying in the 3 flats this creates a definite loss of privacy issue and the closest 3 gardens will certainly be overlooked by bedrooms with potentially many occupants.

- The proposal would result in nuisance. Large numbers of non-local parties of people back and forth unsupervised or policed at all times of the day and night will undoubtedly cause nuisance. AirB&B guests have no loyalty to the area and no concerns regarding neighbours or whether they are causing a nuisance to the surrounding area. They have no conscience regarding neighbours' peace and wellbeing to enjoy their homes;
- The proposed plans show parking spaces for 6 cars, however it shows 50% of the parking being blocked in by the remaining cars. This is not a satisfactory solution as rather than park in this manner and being blocked in, people will park on the road outside St Johns Lodge where spaces are currently limited;
- The intensification of the existing dwelling will cause an increase in fumes, waste, dust and noise in the immediate area, which will impact residents' health and wellbeing. No waste storage or collection of recyclable materials has been provided;
- There is no disabled access proposed on the plans;
- If the 3 flats are running as a hospitality business, the opening times should be indicated as this could be a source of nuisance.
- Objection to the increase in the number of windows along the back of the property which impacts of privacy.
- Concerns are raised over the maintenance of shared amenities area at the rear of the property, which may accumulate waste and attract vermin and affect the amenities of neighbouring residents.
- It was questioned whether the development would be subject to Fire and Safety regulations;
- There would undoubtedly be an impact on the foul water and sewerage system;
- The proposal would have an impact on value of surrounding properties.

POLICY CONTEXT

National Development Framework

Future Wales: the National Plan 2040 (February 2021) sets out a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

National Planning Policies

Planning Policy Wales (Edition 12, February 2024) must be taken into considerations. Relevant sections are identified below:

- Paragraphs 3.3 refers to good design and states that “...*good design is fundamental to creating sustainable places where people want to live, work and socialise. 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 surrounding area.*” Paragraph 3.12 highlights that “...*good design is about avoiding the creation of car-based developments. It contributes to minimising the need to travel and reliance on the car, whilst maximising opportunities for people to make sustainable and healthy travel choices for their daily journeys. Achieving these objectives requires the selection of sites which can be made easily accessible by sustainable modes as well as incorporating appropriate, safe and sustainable links (including active travel networks) within and between developments using legal agreements where appropriate...*”.
- Paragraph 4.1.1 refers to sustainable development and states that “...*the planning system should enable people to access jobs and services through shorter, more efficient and sustainable journeys, by walking, cycling and public transport. By influencing the location, scale, density, mix of uses and design of new development, the planning system can improve choice in transport and secure accessibility in a way which supports sustainable development, increases physical activity, improves health and helps to tackle the causes of climate change and airborne pollution...*”
- Paragraph 4.1.37 notes that “...*planning authorities must direct development to locations most accessible by public transport. They should ensure that development sites which are well served by public transport are used for travel intensive uses, such as housing, jobs, shopping, leisure and services*”. In respect to car parking provision, paragraph 4.1.50 notes that “*parking provision should be informed by the local context, including public transport accessibility, urban design principles and the objective of reducing reliance on the private car and supporting a modal shift to walking, cycling and public transport*”.

The following Technical Advice Notes are also relevant:

- TAN 12: Design
- TAN 18: Transport

Local Planning Policies

Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031:

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

Supplementary Planning Guidance (SPG) Notes:

- Note 4 - Sustainable Design.
- Note 5 - Nature and Development.

PLANNING CONSIDERATIONS

The main issues to consider in the assessment of this application relate to whether the principle of the development is acceptable in this location and whether it would be an appropriate development in respect of its impact upon the character and appearance of the area, residential amenity, ecology, parking provision and highway safety.

Principle of Development

The proposed development seeks to convert a 5 bedroom residential dwelling into 3 flats (2 No. 3 bedroom flats and 1 No. 2 bedroom flat). Given that the property lies within the settlement boundary and the proposal seeks to continue to be used for residential purposes, it would be acceptable provided it complies with other relevant policies. The proposed development, would therefore be acceptable in principle and comply with LDP Policy SW4.

Character and Appearance

The proposed conversion would mainly include internal alterations, however, some changes to the external elevations are proposed. These include the installation of 90mm Lambdatherm insulation, finished in dashed render. Such alterations seek to make the property more energy efficient and would be considered acceptable in this context, which is largely made up of neighbouring properties that are finished in render and red brickwork. Other external alterations would include the blocking up of existing windows, the reduction to the opening/size of existing UPVc windows and their replacement with new UPVc windows, as well as the replacement of UPVc windows throughout (including the existing front projecting/bay window). New ground floor openings would also be created to the side and rear of the property for the provision of new UPVc entrance doors to serve flat 1. The existing stepped access on the front elevation would be re-configured to provide a smaller stepped access with railings, which would not project any further than the existing front bay window. These external works are not considered substantial alterations which would significantly alter the appearance of the dwelling and would therefore not be deemed detrimental to the

character or appearance of the property or the wider street scene. As such, the proposal would accord with LDP Policy SW11.

Whilst some of the objections have raised concerns that the proposed flats would not be in keeping with the character of the area, in this instance, the external alterations proposed are not significant and almost unnoticeable when viewing the property from within the street scene. Furthermore, given the size of the flats they are likely to attract small families rather than single persons to reside in the area. As such, these concerns would not warrant the refusal of the application.

Residential amenity

The use of the existing dwelling would continue to be used for residential purposes in the form of 3 flats and as such, would not unduly compromise the amenities of nearby residents. Whilst it is acknowledged that the proposal would include alterations to windows, it does not include the creation of any new openings/windows at first floor. Instead, the existing first floor windows at the rear of the dwelling would be reduced in size and one of the windows would be blocked up. As such, this would reduce overlooking opportunities into the rear gardens of neighbouring dwellings. In respect of the creation of new openings for entrance doors, or replacement of existing windows and/or doors with new entrance doors, these are proposed at ground floor only and would therefore not have any adverse impact on the privacy or amenities of neighbouring occupiers.

It is acknowledged that objections have been raised regarding the overlooking opportunities from the first floor rear windows, particularly from the windows that were previously serving hallways and are now proposed to serve bedrooms and kitchen areas. It should be noted that these windows are existing windows which would be reduced in size. As such, the level of overlooking achieved from these windows would be slightly less. Furthermore, the existing dwelling could be reconfigured internally without planning permission, to provide additional bedrooms at first floor, which could result in a similar arrangement to that hereby proposed.

An objection has also been raised regarding the existing opaque first floor window on the western side elevation. This window is currently serving a bathroom and is proposed to be altered to a clear window to serve a bedroom. The objector has stated that the new clear glass window would result in overlooking into the kitchen/family room of the neighbouring property, Glenthorne. Whilst this window would be reduced in size, it is acknowledged that the side facing window, with the installation of a clear glass, would introduce additional overlooking opportunities into the habitable rooms and garden serving Glenthorne. As such, in the interest of safeguarding the amenities of these occupiers, a suitably worded condition requiring that this window be installed with obscured glazing, should be attached to any planning permission granted.

There is some potential for additional noise and disturbance to result from the proposal, since the existing 5 bedroom dwelling would be converted into 3 flats (with a total of 8 bedrooms), which could impact upon the amenities currently enjoyed by surrounding residents. However, the dwelling would continue to be used for residential purposes, and any noise or disturbances arising from the proposed flats would not be considered significantly more harmful than the use of the property as a 5 bedroom

dwelling. In this regard, no objections have been received by the Environmental Health Manager. As such, the concerns surrounding noise and disturbance would not warrant the refusal of the application.

It is acknowledged that concerns have also been raised in respect of the use of the property as a House of Multiple Occupation, Air B&B or flats and the potential future tenants, which could result in anti-social behaviour and crime. The application only seeks to provide 3 flats and the proposal has therefore been considered on this basis. Should the applicant seek to use the property as a HMO, this may require separate planning permission. Where there are issues of anti-social behaviour and crime, the responsibility for dealing with these issues would be a matter to be addressed by the Police, Public Health and Protection and the landlord.

The proposed development is therefore considered to comply with LDP Policies EnW4 and SW11.

Ecology

The Council's Ecologist has considered the proposed development, including all plans and reports and is satisfied that the proposal does not include any works to the roof or fascias of the property. As such, the Council's Ecologist has not raised any objections to the proposal provided the development is carried out in accordance with the ecological details, which include the provision of a bat box, a bird box, the retention of the existing tree and hedgerow at the front of the site, etc as set out in the report, 'A Preliminary Roost Assessment (Revision 1)', and the submitted plans. Such enhancements could be secured by condition and the proposal would therefore comply with LDP Policy EnW1.

Parking and Highway Safety

With regards to the impact of the proposal upon highway safety, it is noted that the application site is not served by any on-street parking, since the majority of the roads surrounding the site have restricted parking opportunities, by means of yellow lines. However, the dwelling is currently served by a paved driveway/garden to the front of the site, which provides 2/3 on-site parking spaces to serve the existing 5 bedroom property. In association with the conversion of the property into flats, the front paved driveway/garden area would be removed to create a larger permeable hardstanding area. This would provide a total of 6 on-site car parking spaces, comprising 2 tandem parking spaces to serve each of the proposed flats. The existing gated access would be extended to 4.5 metres in width to allow for better access and manoeuvring when entering and exiting the site. The Head Engineering and Highways has indicated that the proposal, subject to the provision and retention of the on-site parking layout, would be acceptable, and as such, has not raised any concerns in respect of highway or pedestrian safety.

It is acknowledged that local residents have raised concerns in respect of the existing on-street congestion and the additional parking pressures that this proposed use could place upon the local area. However, the proposal would provide an adequate level of on-site parking provision to serve each of the flats, which would minimise any potential highway impacts. Furthermore, the property lies in a sustainable location given its

proximity to the Brecon Road Local Centre, town centre, and public transport facilities, (a bus stop is located to the front of the property and along Gwaelodygarth road). Thus, whilst the concerns of residents have been considered, in this instance, the impact of the proposed development upon highway and pedestrian safety, would not warrant the refusal of the application. The proposal would therefore accord with LDP Policy SW11.

Responses to representations

The planning concerns raised in the letters of objections have been addressed in the relevant sections above. Responses to the other issues raised have been addressed below:

- It is noted that some of the objections referred to concerns relating to the potential occupiers of the flats and the impact on the value of surrounding properties. These matters are not material planning considerations and as such have not been considered in the assessment of this application.
- It has been highlighted that this proposal may cause some distress and anxiety amongst surrounding residents in response to potential occupiers of the proposed flats. This would not be a matter that can be controlled through the planning process. Consideration has been given to the impact of the proposal on the amenities of surrounding residents. Given that the property would continue to be used for residential purposes, the impact of the development would not differ significantly to the existing use as discussed earlier in the report.
- In respect of any threats or assaults to nearby occupiers, this would be a matter for the Police.
- Concerns were raised that details within the application submission were inaccurate. The submitted plans have been amended accordingly and the application form correctly notes that works had commenced on site in October 2022.
- The Building Regulations Officer has confirmed that the proposed 90mm Lambdatherm external insulation would meet building regulation requirements.
- Concerns have been raised that the intensification of the existing dwelling will generate additional waste and no waste storage facilities have been shown on the submitted plans. However, it is evident that given the property's large curtilage to the front and side, as well as the small rear communal garden area, appropriate waste storage facilities could be provided on-site to serve the proposed 3 flats. No comments have been raised from Environmental Health in this respect, however, an informative will be added to any planning permission granted advising that this be provided within the curtilage of the site;
- It has been noted that there is no disabled access proposed on the plans. However, the proposal relates to an existing property and level threshold access could be adapted, should it be deemed necessary, to serve flat 1, which would therefore be more suitable for disabled users. Whilst flats 2 and 3 can only be accessed via a

stepped access, it would be deemed unreasonable and excessive to request disabled access provision for this nature of development;

- There are concerns that the flats could be used as part of a hospitality business. This application only seeks permission to convert the property in to 3 flats;

- In respect of the rear amenity space and its maintenance, this would be the responsibility of occupiers and/or the landlord/owner. Any concerns regarding the accumulation of waste however would be a matter for Public Health and Protection;

- Compliance with any fire and safety regulations would be a matter for consideration under building regulations;

- Welsh Water and the Head of Engineering and Highways have been consulted on the proposed development and no surface water or foul water drainage concerns have been raised.

CONCLUSION

Taking into account the above considerations, concerns raised by local residents and consultee responses, it is considered that the proposal is acceptable and complies with the relevant LDP policies.

Finally, 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 be carried out in accordance with the following approved plans and documents:
 - Existing and Proposed Site Plan, Drwg no: St Johns Lodge 03AA, received: 8th February 2024;
 - Proposed plans, elevations and section details, Drwg no: St Johns Lodge 02CCC, received: 16th January 2024;
 - Green Infrastructure Statement Plan, received: 16th January 2024;
 - Proposed External Wall Insulation and Section Details, Drwg no: St Johns Lodge PRPSD 02D, received: 14th December 2024;
 - A Preliminary Roost Assessment (Revision 1), received: 18th January 2024.

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

2. **Prior to the occupation of the flats** hereby approved, the ecology enhancements shall be carried out in accordance the Preliminary Roost Assessment, received on 18th January 2024, Green Infrastructure Statement Plan, received on 16th January 2024, and the Proposed plans, elevations and section details, Drwg no: St Johns Lodge 02CCC, received: 16th January 2024, and shall be retained in perpetuity thereafter. the ecology enhancements shall be carried out in accordance the Preliminary Roost Assessment, received on 18th January 2024, Green Infrastructure Statement Plan, received on 16th January 2024, and the Proposed plans, elevations and section details, Drwg no: St Johns Lodge 02CCC, received: 16th January 2024, and shall be retained in perpetuity thereafter.

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

3. **Prior to the occupation of the flats** hereby approved, the first floor bedroom window (serving bedroom 3 of flat 1) on the western side elevation of the property, shall be fitted with obscure glazing to level 5 on the Pilkington scale of privacy or equivalent, 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 window 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

4. **Prior to the occupation of the flats** hereby approved, details of the proposed render finish shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

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.

5. No surface water shall be allowed to drain directly or indirectly to the public sewerage system.

Reason - To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment in accordance with LDP Policies SW11 and EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

6. **Prior to the occupation of the flats** hereby approved, the parking layout shall be carried out in accordance with the approved plan, Existing and Proposed Site Plan, Drwg no: St Johns Lodge 03AA, received: 8th February 2024, and shall be retained in perpetuity thereafter.

Reason - In the interest of highway safety and the free flow of traffic, to accord with LDP Policy SW11 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 is advised that suitable and appropriate waste facilities should be provided within the confines of the site to serve each of the 3 flats. Please

contact the Public Health section (PublicHealth@merthyr.gov.uk) should you require any further advice in respect of this matter.

4. 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.