

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 Udam Singh c/o Mr Paul Thomas UTOPIA DESIGN 5 Amberton Place Penydarren
Merthyr Tydfil

WHEREAS you submitted an application on the 12th October 2023 to develop: St Johns Lodge The Grove Merthyr Tydfil CF47 8YR short particulars of the application being as follows:-

Name of the Applicant

Mr Udam Singh
10 Gwaunfarren Grove
Penydarren
Merthyr Tydfil
CF47 9BJ

Description of Proposed Development

Convert existing dwelling into two 3 bedroom flats and one
2 bedroom flat (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: 11th April 2024

Signed:



(Director of Neighbourhood Services)

**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:
 - 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.

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.