

**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 Nikki Hagerty c/o Drawing And Surveying Services 3 Thornbury Close Clwydyfagwr  
Merthyr Tydfil CF48 1HP

**WHEREAS** you submitted an application on the 1st March 2021 to develop: 60 Yew Street Troedyrhiw Merthyr Tydfil CF48 4EE short particulars of the application being as follows:-

**Name of the Applicant**

Mr Nikki Hagerty  
56, Yew Street  
Troedyrhiw  
Merthyr Tydfil  
CF48 4EE

**Description of Proposed Development**

Private garage (Full)

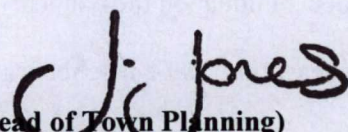
The Council in pursuance of its powers under the above mentioned Act and Order hereby **GRANTS PERMISSION** for the carrying out of the proposed development as described above and in accordance with the application and plans (if any) submitted with the application subject to compliance with the following conditions.

**CONDITIONS**

Please see attached.

Date: 1st April 2021

Signed:

  
(Head of Town Planning)

**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:

Drawing Title: Proposed private garage at: 60, Yew Street, Troedyrhiw, Merthyr Tydfil, Received on 1 March 20201

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

## INFORMATIVES

1. The Developer is advised to check and confirm the positions of all boundaries **BEFORE** construction works commence.

Any discrepancies or problems of interpretation of boundary lines shall be resolved amongst all interested parties **BEFORE** works commence.

Failure to comply with this information could lead to civil action being brought against the developer by aggrieved parties.

2. The developer is advised to seek appropriate legal advice if the development to which this application refers involves either:-

- i) work on an existing wall shared with another property;
- ii) new building on the boundary with a neighbouring property;
- or
- iii) excavating near a neighbouring building.

as these works may fall within the scope of the Party Wall Act 1996 and may require statutory notices to be served on affected owners.

3. 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.
4. The developer is advised to contact the County Borough Council's Head of Engineering regarding any retaining works or other works affecting the highway **BEFORE** construction works commence.