

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)

APPROVAL OF RESERVED MATTERS

To: Holbrook Homes And Merthyr Tydfil Housing Association c/o LRM Planning F.a.o. Miss F Sanders 22 Cathedral Road Cardiff CF11 9LJ

WHEREAS you submitted an application on the 10th December 2019 to develop: Land North Of Pant Industrial Estate Bryniau Road Pant Merthyr Tydfil short particulars of the application being as follows:-

Name of the Applicant

Description of Proposed Development

Holbrook Homes And Merthyr Tydfil Housing Association
C/o Agent

Construction of 31 residential units (Reserved Matters)

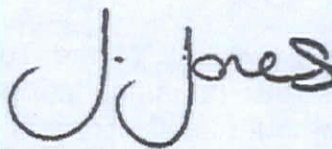
The Council in pursuance of its powers under the above mentioned Act and Order hereby **APPROVES** the plans, drawings and other particulars specified in the said application. Approval is granted subject to compliance with the conditions specified hereunder.

CONDITIONS

See attached.

Date: 6th February 2020

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. 0004 (Site Plan) Rev P8, received 16.01.2020
- Drawing No. 463.01 (Planting Plan) Rev A, received 17.01.2020
- Drawing No. 1000 (Boundary Details) Rev P1, received 10.12.2019
- Drawing No. 001 (Retaining Walls Sheet 1 of 2), received 10.12.2019
- Drawing No. 002 (Retaining Walls Sheet 2 of 2), received 06.01.2020
- Drawing No. 100 (Engineering Layout) Rev A, received 17.01.2020
- Drawing No. 101 (Site Sections, received 17.01.2020
- Drawing No. 0101 (Plots 1-2 & 5-10) Rev P5, received 21.01.2020
- Drawing No. 0201 (Plots 3 & 4) Rev P4, received 21.01.2020
- Drawing No. 0301 (Plots 11 & 12) rev P3, received 21.01.2020
- Drawing No. 0401 (Plots 13 & 14) Rev P3, received 21.01.2020
- Drawing No. 0501 (Plots 15 & 16) Rev P3, received 21.01.2020
- Drawing No. 0601 (Plots 17-28) Rev P6, received 21.01.2020
- Drawing No. 0701 (Plots 29-31) Rev P3, received 21.01.2020
- Drawing No. 6902 (Bin Store Details) Rev P1, received 15.01.2020
- Drawing No. 6901 (Garden Shed Details) Rev P1, received 15.01.2020

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

- 2 Notwithstanding the provisions of schedule 2, part 1, class E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that order with or without modification), no buildings shall be erected other than those expressly authorised by this permission and shown on drawing No. 0004 (Site Plan) Rev P8.

Reason - In the interest of visual amenity in accordance with Policy SW11 of the Merthyr Tydfil Replacement Local Development Plan.

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that Order with or without modification), no fences, railings, gates or walls shall be erected within the curtilage of any dwelling house forward of the principle elevation of that dwelling house.

Reason - To preserve the open plan character of the housing layout in the interests of visual amenity in accordance with Policy SW11 of the Merthyr Tydfil Replacement Local Development Plan.

- 4 Notwithstanding the provisions of schedule 2, part 1, class B of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that order with or without modification), no dormer windows shall be erected on the rear roof plane of any dwelling house.

Reason - In the interest of visual amenity in accordance with Policy SW11 of the Merthyr Tydfil Replacement Local Development Plan.

NOTES

Your attention is drawn to the following:-

Appeals to the Welsh Government:

- 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 Welsh Government 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 The Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ. Alternatively you can use the Planning Portal (Wales) website (www.planningportal.gov.uk) to complete your appeal.
- The Welsh Government 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 Welsh Government 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 Welsh Government 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 the Welsh Government 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.