

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 Thomas c/o Mr Chris Thomas Powell Dobson Architects Suite 1F Eastern
Business Park Wern Fawr Road

WHEREAS you submitted an application on the 2nd October 2023 to develop: Land At Pant Industrial Estate Pant Merthyr Tydfil short particulars of the application being as follows:-

Name of the Applicant

Mr David Thomas
Trojan Construction Management Ltd.
10 Centre Court
Treforest
Treforest Industrial Estate

Description of Proposed Development

Removal of conditions 11 and 13 and variation of
conditions 2, 3, 5, 6 and 12 of planning permission
P/20/0109

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: 6th November 2023

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:

Drawing no. 19070 (05) 102 Rev D Proposed Site Plan received on 02.10.2023

Drawing no. 19070 (05) 201 Rev B Unit 1 - Floor plans and elevations received on 02.10.2023

Drawing no. 19070 (05) 201 Rev B Unit 2 - Floor plans and Elevations received on 02.10.2023

Drawing no. 19070 (05) 202 Rev D Units 3 & 4 - Floor plans and elevations received on 02.10.2023

Drawing no. 19070 (05) 203 Rev C Units 5, 6 & 7 Floor plans and elevations received on 02.10.2023

Drawing no. 19070 (05) 204 Rev B Units 8-14 Floor plans and elevations received on 02.10.2023

Drawing no. 1970 (05) 104 Rev C Proposed Site Sections received on 02.10.2023

Drawing no. 305056-020 Rev C03 Proposed External Levels Layout received on 02.10.2023

Drawing no. 305056-021 Rev C03 Proposed External Levels Layout Sheet 02 received on 02.10.2023

Drawing no. 305056-C-170 Rev C01 Proposed Section 278 Scope of Works received on 02.10.2023

Drawing no. 305056-045 Proposed Road Construction Details Sheet 01 received on 03.06.2020

Drawing no. 305056-046 Proposed Road Construction Details Sheet 02 received on 03.06.2020

Drawing no. 305056-040 Proposed Drainage Construction Details Sheet 01 received on 03.06.2020

Drawing no. 305056-041 Proposed Drainage Construction Details Sheet 02 received on 03.06.2020

Drawing no. 305056-042 Proposed Drainage Construction Details Sheet 03 received on 03.06.2020

Drawing no. 305056-043 Proposed Drainage Construction Details Sheet 04 received on 03.06.2020

Drawing no. 305056-004 Rev A Post Development Surface Water Runoff received on 03.06.2020

Drawing no. 305056-031 Rev B Existing Underground Drainage Remediation Works Layout received on 03.10.2023

Drawing no. CA 2020-44 Rev C Landscape Overall Proposals received on 02.10.2023

Drawing no. CA 2020-46 Rev B Landscape Planting Details received on 02.10.2023

MKR: Pant Industrial Estate: Planting Schedule received on 02.10.2023

Drawing no. CA 2020-43 Rev A Landscape Existing and Overlay received on 02.10.2023

Drawing no. CA 2020-45 Rev B Tree Section Rain Garden received on 02.10.2023

Drawing no. 305056-032 Rev C05 Proposed Underground Drainage Layout received on 02.10.2023

Drawing no. 5055-HAH-00-SW-DR-E-60-0101 Rev C01 Site Wide Landlord Electrical Services received on 02.10.2023

Ecological Assessment Issue 1VD received on 05.08.2020

Planting Methodology and Aftercare Landscape Ecology Management Plan LEMP Rev 25
August 2023 received on 02.10.2023

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

- 2 **Prior to the occupation of any unit hereby approved**, the 2.5m by 40m vision splay shall be provided in accordance with the details shown on drawing 1970 (05) 102 Rev D and shall thereafter be maintained free of any obstruction exceeding 0.9m in height.

Reason - In the interests of road safety in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 3 No unit shall be occupied until space has been laid out within the site in accordance with drawing no 1970 (05) 102 Rev D for cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear and that space shall thereafter be kept available for the parking of vehicles/such purposes in perpetuity.

Reason - In the interests of highway safety in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 4 All planting, seeding or turfing comprised in the approved details of landscaping (as illustrated on drawing numbers CA 2020-44 Rev C, CA 2020-46 Rev B, CA 2020-45 Rev B, 1970 (05) 102 Rev D and within the MKR planting schedule) shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, 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.

- 5 **Prior to the occupation of the buildings** hereby approved, details of the sub station, bin storage and bicycle storage facilities as illustrated on drawing no 1970 (05) 102 Rev D and CA 2020-44 Rev C, shall be submitted to and approved in writing by the local planning authority. The development shall be completed in accordance with the approved details prior to the occupation of the buildings.

Reason - In the interests of visual amenity and support sustainable forms of transport and to accord with Policies SW11 and SW12 of the Merthyr Tydfil Local Development Plan.

- 6 Surface water flows from the development shall only communicate with the public surface water sewer through an attenuation device that discharges at a rate not exceeding 5l/s.

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

- 7 No land drainage run-off shall be allowed to connect (either directly or indirectly) into the public sewerage system at any time.

Reason - To protect the integrity, and prevent hydraulic overloading, of the Public Sewerage System.

INFORMATIVES

1. This permission shall be read in conjunction with the approved details and conditions of planning permission P/20/0109

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.