

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 James Barry c/o Mr Paul Parsons Creation Design Wales Room 229. The Innovation
Centre Festival Drive Victoria Business Park

WHEREAS you submitted an application on the 24th July 2024 to develop: 5 Edwardsville Treharris
CF46 5NR short particulars of the application being as follows:-

Name of the Applicant

Mr James Barry
5 Edwardsville
Merthyr Tydfil
Treharris
CF46 5NR

Description of Proposed Development

Proposed raised rear balcony, alterations to fenestration
and rear parking area (Full)

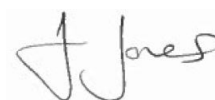
The Council in pursuance of its powers under the above mentioned Act and Order hereby **GRANTS PERMISSION** for the carrying out of the proposed development as described above and in accordance with the application and plans (if any) submitted with the application subject to compliance with the following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

CONDITIONS

Please see attached.

Date: 15th October 2024
Services)

Signed:



(Director of Neighbourhood

**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 Lower Ground Floor, Drawing Number: 24-083/P/03 Rev A, Received 2 October 2024

Drawing Title: Proposed Ground floor plan, Drawing Number: 24-083/P/04 Rev. A, Received 18 September 2024

Drawing Title: Proposed Elevation 1, Drawing Number: 24-083/P/05, Received 24 July 2024

Drawing Title: Proposed Elevation 2, Drawing Number: 24-083/P/06 Rev. A, Received 18 September 2024

Drawing Title: Proposed Elevation 3, Drawing Number: 24-083/P/07 Rev. A, Received 18 September 2024

Drawing Title: Proposed Site Plan, Drawing Number: 24-083/P/08 Rev. B, Received 2 October 2024

Green Infrastructure Statement and Biodiversity Enhancement, Rev. 1 Dated 19 July 2024, Project Ref: 24/083, Received 18 September 2024

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

- 3 Before the development hereby permitted is brought into use, the privacy screens shall be installed in accordance with the approved plans listed in condition 2. The privacy screens 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 **BEFORE** the decking hereby approved is brought into beneficial use, bat and bird boxes shall be installed in accordance with drawing number 24-083/P/06 Rev A. The bat and bird boxes box shall be retained in perpetuity thereafter.

Reason - To protect the natural environment in accordance with Policies EnW1 and EnW2 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 5 All planting, seeding or turfing comprised in the approved details of landscaping (drawing number 24-083/P/08 Rev B) shall be carried out in the first planting and seeding seasons following the completion of the development 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 provides a net benefit to biodiversity in accordance with Planning Policy Wales 12.

- 6 **Prior to the installation of any external lighting**, a Lighting Scheme shall be submitted to and agreed in writing by the Local Planning Authority, which shall include:
- Details of the siting and type of lighting to be used, including the colour temperature
 - A plan illustrating the lux levels across the site.

The lighting scheme shall only be installed in accordance with the approved details and maintained as such thereafter.

Reason - To limit the impact on protected species and reduce light pollution in accordance with policies EnW2 and EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

NOTES

Your attention is drawn to the following:-

Appeals to Planning & Environment Decisions Wales:

- 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 Planning and 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 **12 weeks** 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 the Planning & Environment Decisions Wales website (www.gov.wales/planningappeal) to complete your appeal.
- 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.
- 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, 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.