

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: Merthyr Tydfil Housing Association c/o LRM Planning Ltd F.a.o. Mr Sam Courtney 22
Cathedral Road Cardiff CF11 9LJ

WHEREAS you submitted an application on the 17th April 2023 to develop: Former Citizens Advice Bureau 24 Lower Thomas Street Merthyr Tydfil CF47 0BY short particulars of the application being as follows:-

Name of the Applicant

Merthyr Tydfil Housing Association
F.a.o. Mr Lee Roberts
C/O Agent 22 Cathedral Road
Cardiff
CF11 9LJ

Description of Proposed Development

Variation of condition 2 of planning permission P/18/0403
to increase the height of the building as constructed and
other alterations (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: 24th August 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 A100, Revision C, received 15th February 2019 (as approved under planning permission P/18/0403);
 - Drawing A101, Revision C, received 15th February 2019 (as approved under planning permission P/18/0403);
 - Drawing A102, Revision C, received 15th February 2019 (as approved under planning permission P/18/0403);
 - Proposed Ground Floor Plan, Project no: L779, Drawing no: A122, received: 28th April 2023;
 - Proposed First Floor Plan, Project no: L779, Drawing no: A123, received: 28th April 2023;
 - Proposed Front and Rear Elevations (Existing Flats 1-3), Project no: L779, Drawing no: A126, received: 28th April 2023;
 - Proposed Side Elevation, Project no: L779, Drawing no: A129, received: 28th April 2023;
 - Proposed Front Elevation (Tramroadside North), Project no: L779, Drawing no: A127, received: 28th April 2023;
 - Proposed Side Elevation (Existing flats), Project no: L779, Drawing no: A132, received: 6th June 2023;
 - Proposed Floor Plans (Flats 1-2), Project no: L779, Drawing no: A125, received: 6th June 2023;
 - Proposed Site Layout, Project no: L779, Drawing no: A121, received: 17th July 2023;
 - Proposed Roof Plan, Project no: L779, Drawing no: A124, received: 17th July 2023;
 - Site Section, Project no: L779, Drawing no: A130, received: 18th July 2023;
 - Proposed Courtyard Elevation, Project no: L779, Drawing no: A128, received: 18th July 2023;
 - Perspective Views, Project no: L779, Drawing no: A133, received: 18th July 2023;
 - Proposed Side Elevation (From Graden of no. 23), Project no: L779, Drawing no: A128, received: 18th July 2023.

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

- 2 The proposed residential units hereby approved shall only be used for affordable housing purposes in accordance with the definition of affordable housing as set out in paragraphs 5.1 and 5.2 of Technical Advice Note (TAN) 2: Planning and Affordable Housing (June 2006) or any future guidance that replaces it. The residential units shall be affordable for both the first and subsequent occupiers.

Reason - To ensure the residential properties are only used for affordable housing.

- 3 The materials to be used in the construction of the external surfaces of the development (including windows and doors) shall be completed in accordance with the details (Colour Elevations, Project no: L779, Drawing no: A150, received: 26th February 2020 and Material Schedule, Project no: L779, Drawing no: A153, received: 26th February 2020) approved on the 4th May 2020, under discharge of condition P/20/0051.

Reason - To ensure that the external appearance of the proposed development will be in keeping with the character of the conservation area and adjoining buildings in the interests of visual amenity and to accord with Policies SW4 and CW1 of the Merthyr Tydfil Replacement Local Development Plan.

- 4 The scheme for the disposal of foul and surface water to serve the proposed new build flats, to incorporate SUDS principles, shall be completed in accordance with the details (Drainage Layout, Drawing no: 18221-CAB-JUBB-V1-ZZ-DR-C-0500, Rev P01, received: 26th February 2020) approved on the 4th May 2020, under discharge of condition P/20/0051.

Reason - To ensure adequate disposal of foul and surface water drainage in accordance with Policies SW11 and ENW4 of the Merthyr Tydfil Replacement Local Development Plan.

- 5 Construction works shall not take place outside the hours of 0800 to 1800 Mondays to Fridays and 0900 to 1400 on Saturdays and at no time on Sundays or Public Holidays.

Reason - To ensure that the noise emitted/activities are not a source of nuisance to occupants of nearby properties in accordance with Policy SW4 of the Merthyr Tydfil Replacement Local Development Plan.

- 6 The positions, height, design, materials and type of boundary treatments, to include the external stairs to the proposed lower courtyard, shall be completed in accordance with the details (Boundary Layout, Project no: L779, Drawing no: A154, received: 26th February 2023 and Fence Top Railing Details, Project no: L779, Drawing no: A155, received: 26th February 2020) approved on the 4th May 2020, under discharge of condition P/20/0051.

- 7 The development shall be carried out in accordance with the details (Geotechnical and Geoenvironmental Report, Issue date: September 2021, Job no: 16281, received on 2nd November 2021) approved under discharge of condition application P/21/0379.

Reason - The site may be unstable and as such in the interests of safety remedial measures may need to be carried out in accordance with LDP Policy EnW4 of the Merthyr Tydfil Replacement Local Development Plan.

INFORMATIVES

1. This decision notice should be read in conjunction with planning permission P/18/0403, P/20/0051 and P/21/0379.

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.