

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: Mt. Trevor Claybrough 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 23rd October 2024 to develop: 10 Harriet Town Troedyrhwi Merthyr Tydfil CF48 4HJ short particulars of the application being as follows:-

Name of the Applicant	Description of Proposed Development
Mt. Trevor Claybrough HBH Properties Limited 8 School Road Troedyrhwi Merthyr Tydfil	Retrospective Change of use from Dwelling house (Use Class C3) to 3 bedroom HMO (Use Class C4) (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: 14th February 2025

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:

Drawing Title: Ground Floor Plan, Drawing No: 24-113/P/02, Received on 23 October 2024.

Drawing Title: First Floor and Attic Plans, Drawing No: 24-113/P/03, Received on 23 October 2024.

Drawing Title: Existing and Proposed Elevations, Drawing No: 24-113/P/04, Rev A, Received on 01 November 2024.

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

- 2 **Within three months of the date of this decision notice** the bat box and bird box shall be provided in accordance with approved plan Existing and Proposed Elevations, Drawing No: 24-113/P/04, Rev A. The bat box and bird box shall be maintained as such in perpetuity.

Reason - In the interest of biodiversity in accordance with the requirements of Planning Policy Wales 12, The Environment Wales Act and Policy EnW4 of the Merthyr Tydfil Merthyr Tydfil County Borough Council Replacement Local Development Plan.

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.