

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: Amey Infrastructure Wales c/o Axis F.a.o. Mr Bobby Clayton Well House Barns Chester
Road Bretton

WHEREAS you submitted an application on the 12th May 2023 to develop: Land At Quakers Yard Station
Tramroadside Treharris short particulars of the application being as follows:-

Name of the Applicant

Amey Infrastructure Wales
F.a.o. Dr Sarwan Suman
Infrastructure Hub
Treforest Industrial Estate
Pontypridd

Description of Proposed Development

Retrospective permission for the construction of a new
footbridge, works to demolish, alter and extend existing
platform north of the railway line and construction of a new
platform south of the railway line with associated ancillary
works (Full)

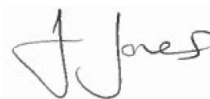
The Council in pursuance of its powers under the above mentioned Act and Order hereby **GRANTS PERMISSION** for the carrying out of the proposed development as described above and in accordance with the application and plans (if any) submitted with the application subject to compliance with the following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

CONDITIONS

Please see attached.

Date: 30th 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:

- Site Location Plan 2511-01-01
- Statutory Plan 2511-01-02
- Planning Drawing TRAN01-FJD-R1-MER-DDR-C-CV-000101-P01.1
- Planning Sections TRAN01-FJD-R1-MER-DDR-C-CV-000151-P01.1
- Taff Vale Access TRAN01-FJD-R1-MER-DDR-C-CV-000102-P01.1
- Proposed Steelwork Arrangement TRAN01-FJD-R1-MER-DDR-S-ST-000104-P01
- Main Span Steelwork Arrangement TRAN01-FJD-R1-MER-DDR-S-ST-000105-B01
- Ramp Bridge Steelwork Arrangement TRAN01-FJD-R1-MER-DDR-S-ST-000106-B01
- Upside Ramp Steelwork Arrangement TRAN01-FJD-R1-MER-DDR-S-ST-000116-B01
- Upside Ramp Unit Steelwork Details A TRAN01-FJD-R1-MER-DDR-S-ST-000117-B01
- Upside Ramp Unit Steelwork Details B TRAN01-FJD-R1-MER-DDR-S-ST-000118-B01
- Upside Ramp Unit Steelwork Details C TRAN01-FJD-R1-MER-DDR-S-ST-000119-B01
- Upside Ramp Unit Steelwork Details D TRAN01-FJD-R1-MER-DDR-S-ST-000120-B01
- Upside Ramp Unit Steelwork Details E TRAN01-FJD-R1-MER-DDR-S-ST-000121-B01
- Upside Ramp Unit Steelwork Details F, G and H TRAN01-FJD-R1-MER-DDR-S-ST-000122-B01
- Down Platform Cross Sections TRAN01-FJD-R1-MER-DDR-C-CV-000115-B01
- Down Platform Cross Sections TRAN01-FJD-R1-MER-DDR-C-CV-000116-B01
- Down Platform Tie in Detail TRAN01-FJD-R1-MER-DDR-C-CV-000119-B01
- Up Platform Cross Sections TRAN01-FJD-R1-MER-DDR-C-CV-000141-P01
- Up Platform Cross Sections TRAN01-FJD-R1-MER-DDR-C-CV-000142-B01
- Up Platform Waiting Shelter Details TRAN01-FJD-R1-MER-DDR-C-CV-000147-B01
- Drainage General Arrangement TRAN01-KAW-R1-MER-DDR-D-HW-000001-P02
- Planning Statement (Transport for Wales - April 2023)
- Planning Statement Addendum (Transport for Wales - November 2023)
- Bat Constraints Technical Note: Quakers Yard Station - A01 - 02/11/21
- Bat Tree Report: RS1MER Trees - P03.1. Most recent survey dated 31/05/22
- Dormouse Survey Report: Quakers Yard Station - A01 - 12/10/21
- Ecological Impact Assessment: Quakers Yard Station - P02.1 - 08.03.23

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

- 2 **Within six months of the date of this decision** full details of proposed soft landscaping works shall be submitted to and approved in writing by the local planning authority. These details shall be in accordance with the indicative landscape proposals submitted.

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.

- 3 All planting, seeding or turfing comprised in the approved details of landscaping required by condition 2 shall be carried out in the first planting and seeding seasons following the approval of the landscaping scheme; 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.

- 4 **Within six months of the date of this decision** a landscape management plan, including management responsibilities and maintenance schedules for all landscaped areas, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall include full details of mitigation, compensation and enhancement measures as set out in the submitted Ecological Impact Assessment (TFW / Amey - March 2023) and the submitted indicative Landscape Management and Maintenance Plan (Amey Consulting - April 2023) and shall be carried out as approved.

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.

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.