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Cyfarwyddwr Corfforaethol Lleoedd a Gweddion
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Cyngor Bwrdeistref Sirol
MERTHYR TUDFUL
MERTHYR TYDFIL
County Borough Council

Dyddiad/Date:

As Decision Notice

Ein Cyf./Our ref.:
Eich Cyf./Your ref.:

Gofynnwch am/Please ask for:
Llinell Uniongyrchol/Direct Line:
e-bost/e-mail:

Development Control Section
01685 726280/726283
planning @merthyr.gov.uk

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

Your planning permission is enclosed.

The permission is binding in Planning Law. If consent has been granted subject to conditions, then these conditions must be complied with. Some conditions may require you to submit further details before you begin work, others may require you to make modifications to your scheme. Please read each condition carefully. If you require further clarification of what needs to be done then you should contact the Planning Division before you proceed.

Your permission, whether conditional or unconditional, allows no variation in what you can build. It may be possible to make some minor amendments but these must be agreed with the Planning Division, in writing. If the amendments are considered substantial then you may be required to submit a new application. The responsibility for carrying out the scheme in accordance with the approval lies entirely with you.

If your proposal needs Building Regulation approval it is your responsibility to secure this. If there are any external alterations required as a result of your Building Regulation approval it is your responsibility to check whether your planning permission is affected. Do not assume that both the approved plans (Building Regulation and Planning) show the same details. If in doubt, check first!

The planning permission does not relate to consent that may be required from other parties/agencies (public utilities etc).

Should you require any further clarification in respect of your planning permission please contact the Development Control Section on 01685 726280, where a member of staff will be pleased to help you.

Yours faithfully

MISS J JONES

PENNAETH CYNLLUNIO A CHEFN GWLAD/HEAD OF PLANNING AND COUNTRYSIDE

Enc

Croesawn ohebu yn Gymraeg a fydd gohebu yn y Gymraeg ddim yn arwain at oedi. Rhwch wybod inni beth yw'ch dewis iaith e.e Cymraeg neu'n ddwyieithog..

We welcome correspondence in Welsh and corresponding with us in Welsh will not lead to a delay. Let us know your language choice if Welsh or bilingual.

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 & Mrs Lynn Heritage 5 Woodland Way Heolgerrig Merthyr Tydfil CF48 1SQ

WHEREAS you submitted an application on the 22nd March 2017 to develop: Land To The Rear Of 5 Woodland Way Heolgerrig Merthyr Tydfil short particulars of the application being as follows:-

Name of the Applicant	Description of Proposed Development
Mr & Mrs Lynn Heritage 5 Woodland Way Heolgerrig Merthyr Tydfil CF48 1SQ	Erection of detached dwelling with detached garage (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: 23rd November 2017

Signed: 
(Head of Town Planning)

**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:

- Garage Plan, Drawing no: 787:P.10 - received 6th June 2017;
- Elevations, Drawing no: 787:P.07 Rev E - received 13th October 2017;
- Proposed Ground Floor Plan, Drawing no: 787:P.05 Rev E - received 13th October 2017;
- First Floor Plan, Drawing no: 787:P.06 Rev E - received 13th October 2017;
- Site Plan, Drawing no: 787:P.02 Rev F - received 24th October 2017;
- Site Location Plan - post Development, October 2017 - received 31st October 2017;

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

- 3 Prior to the construction of the dwelling hereby approved details/samples of the materials to be used in the construction of the external surfaces of the dwelling and garage shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason - To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity and to accord with Policy BW7 of the Merthyr Tydfil Local Development Plan.

- 4 **No development shall take place** until full engineering details and sections, including structural calculations and materials, of any retaining wall which exceeds 1 metre in height have been submitted to and approved in writing by the Local Planning Authority. The walls shall be completed in accordance with the approved details before the development hereby approved is brought into beneficial use.

Reason - In the interest of safety and visual amenity in accordance with Policies BW6 and BW7 of the Merthyr Tydfil Local Development Plan .

- 5 Notwithstanding the submitted plans, **no development shall commence** until details of a scheme for the disposal of foul and surface water, to incorporate SUDS principles, has been submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to the occupation of the dwelling and retained in perpetuity.

Reason - To ensure adequate disposal of foul and surface water drainage in accordance with Policy BW8 of the Merthyr Tydfil Local Development Plan.

- 6 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 BW7 of the Merthyr Tydfil Local Development Plan.

- 7 **Before the development** hereby permitted is brought into use, the first floor side facing dressing room windows on the northern and southern side elevations shall be fitted with obscured glazing, details of which shall first be submitted to and agreed in writing by the local planning authority. The window shall be permanently retained in that condition thereafter.

Reason - In the interest of residential amenity and to accord with Policy BW7 of the Merthyr Tydfil Local Development Plan.

- 8 Notwithstanding the submitted plans and **prior to the commencement of development** a plan indicating the positions, height, design, materials and type of boundary treatment to be erected, shall be submitted to and approved by the local planning authority. The boundary treatment shall be completed as approved before the occupation of the dwelling.

Reason - To ensure that the new development will be visually attractive and boundaries protected in the interests of amenity in accordance with Policy BW7 of the Merthyr Tydfil Local Development Plan.

- 9 **No development shall take place** until a scheme of remedial works to stabilise the mine entry and any shallow mine workings has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason - In the interests of the safety and stability of the development.

- 10 Notwithstanding the submitted plans, **no development shall commence** until details of existing ground levels and proposed finished ground and floor levels (including relevant sections) have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason - In the interests of visual amenity in accordance with Policies BW7 of the Merthyr Tydfil Local Development Plan.

- 11 **No development or site clearance shall take place** until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping. The scheme shall include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development.

Reason - To ensure that the new development will be visually attractive in the interests of amenity and to accord with Policy BW7 of the Merthyr Tydfil Local Development Plan.

- 12 All planting, seeding or turfing comprised in the approved details of landscaping 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 BW7 of the Merthyr Tydfil Local Development Plan.

INFORMATIVES

1. The applicant is advised that the proposed garage to serve no. 5 Woodland Way may require planning permission. Details of the garage should be submitted to the planning department, prior to its construction, for further consideration.

NOTES

Your attention is drawn to the following:-

Appeals to the Welsh Government:

- 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 Welsh Government 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 The Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ. Alternatively you can use the Planning Portal (Wales) website (www.planningportal.gov.uk) to complete your appeal.
- The Welsh Government 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 Welsh Government 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 Welsh Government 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 the Welsh Government 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.