
From: Kevin Sutton <ks@davies-sutton.co.uk>
Sent: 03 January 2023 12:28
To: Cross, David
Cc: Rogers, Gareth; Thomas, Zoe (Regeneration)
Subject: Re: YMCA Planning Conditions [NOT PROTECTIVELY MARKED]
Attachments: 02 YMCA Landscape Layout 16.12.22.pdf

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David,

My apologies, see attached. I was obviously preoccupied with the forthcoming Christmas holiday and which was thoroughly enjoyed, I hope for you too.

Regards,
Kevin A Sutton SCA RIBA
Director
Davies Sutton Architects

E: ks@davies-sutton.co.uk
M: 07974 195089
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A: Penhevad Studios,
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Grangetown,
Cardiff,
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From: Cross, David <David.Cross@merthyr.gov.uk>
Date: Tuesday, 3 January 2023 at 11:09
To: Kevin Sutton <ks@davies-sutton.co.uk>
Cc: Rogers, Gareth <Gareth.Rogers@merthyr.gov.uk>, Thomas, Zoe (Regeneration) <Zoe.Thomas2@merthyr.gov.uk>
Subject: RE: YMCA Planning Conditions [NOT PROTECTIVELY MARKED]

Classification: NOT PROTECTIVELY MARKED

Hi Kevin,

I hope you had a nice Christmas break.

There doesn't appear to be any landscape plan attached with your email. Could you send this across to me again please.

Kind regards

David Cross

Prif Swyddog Cynllunio / Principal Planning Officer

BSc (Cynllunio), Ma (Dylunio Trefol), MRTPI / BSc (Planning), Ma (Urban Design), MRTPI

Ffôn / Tel: 07761330341

E-bost / Email: david.cross@merthyr.gov.uk

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Pentrebach, Merthyr Tudful / Pentrebach, Merthyr Tydfil

CF48 4TQ

From: Kevin Sutton <ks@davies-sutton.co.uk>

Sent: 22 December 2022 13:28

To: Cross, David <David.Cross@merthyr.gov.uk>

Cc: Rogers, Gareth <Gareth.Rogers@merthyr.gov.uk>; Thomas, Zoe (Regeneration)

<Zoe.Thomas2@merthyr.gov.uk>

Subject: Re: YMCA Planning Conditions [NOT PROTECTIVELY MARKED]

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David,

Please see the attached drawing 2202/MH, being the landscape architects soft-landscaping proposals. I trust this now enables you to discharge this condition.

FYI we've also just submitted the LBC application for the alterations being completed to the eastern boundary of the site, including within the adjacent Masonic Lodge site. Is planning consent also required for these alterations to the landscape please?

Regards,

Kevin A Sutton SCA RIBA

Director

Davies Sutton Architects

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From: Cross, David <David.Cross@merthyr.gov.uk>

Date: Wednesday, 26 October 2022 at 11:50

To: Theo Rodway <theo.rodway@davies-sutton.co.uk>, Rogers, Gareth <Gareth.Rogers@merthyr.gov.uk>

Cc: Thomas, Zoe (Regeneration) <Zoe.Thomas2@merthyr.gov.uk>, Kevin Sutton <ks@davies-sutton.co.uk>, 'Gareth Lang' <g.lang@bsg-ecology.com>, Davies, Matthew (Planning) <Matthew.Davies3@merthyr.gov.uk>

Subject: RE: YMCA Planning Conditions [NOT PROTECTIVELY MARKED]

Classification: NOT PROTECTIVELY MARKED

Classification: NOT PROTECTIVELY MARKED

Hi Theo,

Can you give me an update on the landscaping scheme please?

I am keen to progress this application.

Kind regards

David Cross

Prif Swyddog Cynllunio / Principal Planning Officer

BSc (Cynllunio), Ma (Dylunio Trefol), MRTPI / BSc (Planning), Ma (Urban Design), MRTPI

Ffôn / Tel: 07761330341

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From: Theo Rodway <theo.rodway@davies-sutton.co.uk>

Sent: 29 September 2022 15:31

To: Cross, David <David.Cross@merthyr.gov.uk>; Rogers, Gareth <Gareth.Rogers@merthyr.gov.uk>

Cc: Thomas, Zoe (Regeneration) <Zoe.Thomas2@merthyr.gov.uk>; Kevin Sutton <ks@davies-sutton.co.uk>; 'Gareth Lang' <g.lang@bsg-ecology.com>; Davies, Matthew (Planning) <Matthew.Davies3@merthyr.gov.uk>

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David,

Kevin is meeting with a landscape architect on Tuesday 4th October to discuss the landscaping scheme and it should progress promptly from there.

Apologies for the delay on this, I appreciate that you have had the planning conditions pending for some time now. General progress has been affected lately but we are gradually getting there with the planning and LBC conditions.

Regards,

Theo Rodway MArch RIBA

Architect

Davies Sutton Architects

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From: Cross, David <David.Cross@merthyr.gov.uk>
Date: Thursday, 29 September 2022 at 14:35
To: Theo Rodway <theo.rodway@davies-sutton.co.uk>, Rogers, Gareth <Gareth.Rogers@merthyr.gov.uk>
Cc: Thomas, Zoe (Regeneration) <Zoe.Thomas2@merthyr.gov.uk>, Kevin Sutton <ks@davies-sutton.co.uk>, 'Gareth Lang' <g.lang@bsg-ecology.com>, Davies, Matthew (Planning) <Matthew.Davies3@merthyr.gov.uk>
Subject: RE: YMCA Planning Conditions [NOT PROTECTIVELY MARKED]

Classification: NOT PROTECTIVELY MARKED
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Afternoon Theo,

Can you give me an update please on when the landscaping scheme can be submitted. I am conscious that this application has been pending for some time and I would like to formally discharge the conditions which to date we have only informally agreed to. I would also like to ensure that all the conditions have been addressed to resolve any breaches in planning, as I assume you are continuing with the works on site now.

Kind regards

David Cross

Prif Swyddog Cynllunio / Principal Planning Officer
BSc (Cynllunio), Ma (Dylunio Trefol), MRTPI / BSc (Planning), Ma (Urban Design), MRTPI
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CF48 4TQ

From: Theo Rodway <theo.rodway@davies-sutton.co.uk>
Sent: 08 July 2022 09:55
To: Cross, David <David.Cross@merthyr.gov.uk>; Rogers, Gareth <Gareth.Rogers@merthyr.gov.uk>
Cc: Thomas, Zoe (Regeneration) <Zoe.Thomas2@merthyr.gov.uk>; Kevin Sutton <ks@davies-sutton.co.uk>; 'Gareth Lang' <g.lang@bsg-ecology.com>; Davies, Matthew (Planning) <Matthew.Davies3@merthyr.gov.uk>
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David,

Unfortunately the landscaping scheme is likely to be delayed because some details need to be resolved in relation to the east and west boundaries on the site. We are awaiting input from other consultants before finalising our site plan, upon which we can engage with a landscape architect. I will update further when we are finally in a position to progress with the landscaping scheme.

Regards,

Theo Rodway RIBA MArch
Architect
Davies Sutton Architects

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From: Cross, David <David.Cross@merthyr.gov.uk>

Date: Thursday, 30 June 2022 at 15:48

To: Theo Rodway <theo.rodway@davies-sutton.co.uk>, Rogers, Gareth <Gareth.Rogers@merthyr.gov.uk>

Cc: Thomas, Zoe (Regeneration) <Zoe.Thomas2@merthyr.gov.uk>, Kevin Sutton <ks@davies-sutton.co.uk>, 'Gareth Lang' <g.lang@bsg-ecology.com>, Davies, Matthew (Planning) <Matthew.Davies3@merthyr.gov.uk>

Subject: RE: YMCA Planning Conditions [NOT PROTECTIVELY MARKED]

Classification: NOT PROTECTIVELY MARKED

Classification: NOT PROTECTIVELY MARKED

Afternoon Theo,

Can you give me an update on the progress of the landscaping scheme, I am keen to issue a formal response discharging the conditions.

Kind regards

David Cross

Prif Swyddog Cynllunio / Principal Planning Officer

BSc (Cynllunio), Ma (Dylunio Trefol), MRTPI / BSc (Planning), Ma (Urban Design), MRTPI

Ffôn / Tel: 07761330341

E-bost / Email: david.cross@merthyr.gov.uk

From: Cross, David

Sent: 31 May 2022 15:21

To: 'Theo Rodway' <theo.rodway@davies-sutton.co.uk>; Rogers, Gareth <Gareth.Rogers@merthyr.gov.uk>

Cc: Thomas, Zoe (Regeneration) <Zoe.Thomas2@merthyr.gov.uk>; Kevin Sutton <ks@davies-sutton.co.uk>; Gareth Lang <g.lang@bsg-ecology.com>; Davies, Matthew (Planning) <Matthew.Davies3@merthyr.gov.uk>

Subject: RE: YMCA Planning Conditions [NOT PROTECTIVELY MARKED]

Classification: NOT PROTECTIVELY MARKED

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Afternoon Theo,

I have noted various emails that have recently gone back and forth regarding the proposed landscaping works. By way of an update on the discharge of conditions I can offer the following comments:

Condition 3: The updated site layout plan (3510_GA200 Ref F) was submitted highlighting the proposed soft landscaping, comprising hedgerows and trees to benefit commuting/foraging bats. With reference to the email below, I understand you are still waiting for information on this scheme. The planting scheme needs to be provided setting out the details i.e. plant species and mix, planting sizes and ground preparation etc. Can you give me a timeframe on when this information can be submitted?

Condition 5: I am happy with the proposed brickwork to be used on the boundary walls and the double bullnose coping bricks. I also have no issues with the proposed pavements for the car parking area. Additionally, the removal of the crash barrier is acceptable. I have noted the adjustment to the parking spaces to provide additional space to access the bike stand, which addresses my previous concerns.

Condition 7: The details of the bird/bat boxes has been agreed by our ecologist. I have previously forwarded (on 11.04.2022) a copy of the detail to Cadw to be certain they are ok with their integration with the building. I have not received a response to date. Have you had any discussions with the Cadw Inspector on this matter?

Condition 8: This has been agreed and can be discharge pending the above point being addressed

So the only outstanding matters to address now, is the landscaping details and confirmation that Cadw have no issue with the location of the bird/bat boxes on the YMCA building.

Kind regards

David Cross

Prif Swyddog Cynllunio / Principal Planning Officer

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E-bost / Email: david.cross@merthyr.gov.uk

From: Theo Rodway <theo.rodway@davies-sutton.co.uk>

Sent: 19 April 2022 16:17

To: Cross, David <David.Cross@merthyr.gov.uk>; Rogers, Gareth <Gareth.Rogers@merthyr.gov.uk>

Cc: Thomas, Zoe (Regeneration) <Zoe.Thomas2@merthyr.gov.uk>; Kevin Sutton <ks@davies-sutton.co.uk>; Gareth Lang <g.lang@bsg-ecology.com>; Davies, Matthew (Planning) <Matthew.Davies3@merthyr.gov.uk>

Subject: YMCA Planning Conditions

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David,

Thanks for the email with further comments relating to the planning conditions. Please see my responses below concerning each condition:

- Condition 3: awaiting further information to enable discharge.
- Condition 5: (see Hard Landscaping (B) attached)
 1. I have updated the hard landscaping document to be clearer regarding the brick types that are proposed. I also apologise for misunderstanding the point about abutting the highway – I thought you meant the abutment to Pontmorlais West as opposed to the public footpath. I have addressed this boundary in the document.
 2. The crash barrier has been omitted, replaced by the lighting bollards and a planted hedgerow (see drawing 3510_GA_200 (F).
 3. I have repositioned the car parking spaces slightly, hopefully providing enough space to the cycle stands (see drawing 3510_GA_200 (F).
- Condition 7: information supplied on 12th April.

Please note that drawing 3510_GA_200 (F) does not address your comments regarding condition 3, but rather addresses condition 5. I will update you on condition 3 when I receive further information.

Regards,

Theo Rodway BA(hons) MArch
Architectural Assistant
Davies Sutton Architects

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From: Cross, David <David.Cross@merthyr.gov.uk>

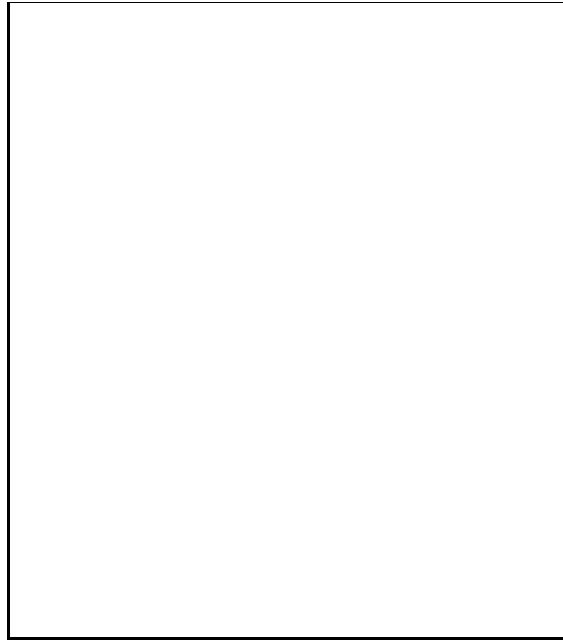
Date: Tuesday, 5 April 2022 at 11:46

To: Theo Rodway <theo.rodway@davies-sutton.co.uk>, Rogers, Gareth <Gareth.Rogers@merthyr.gov.uk>

Cc: Thomas, Zoe (Regeneration) <Zoe.Thomas2@merthyr.gov.uk>, Kevin Sutton <ks@davies-sutton.co.uk>, Gareth Lang <g.lang@bsg-ecology.com>, Davies, Matthew (Planning) <Matthew.Davies3@merthyr.gov.uk>

Subject: RE: YMCA, Merthyr Tydfil [RESTRICTED] [NOT PROTECTIVELY MARKED]

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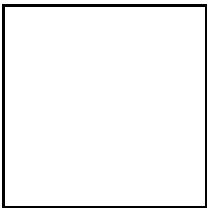
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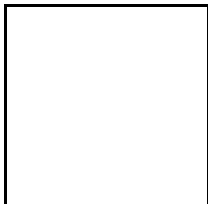
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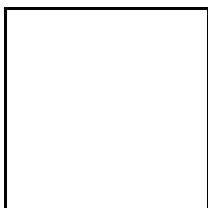
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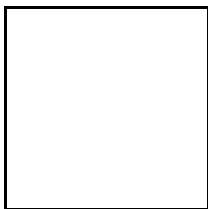
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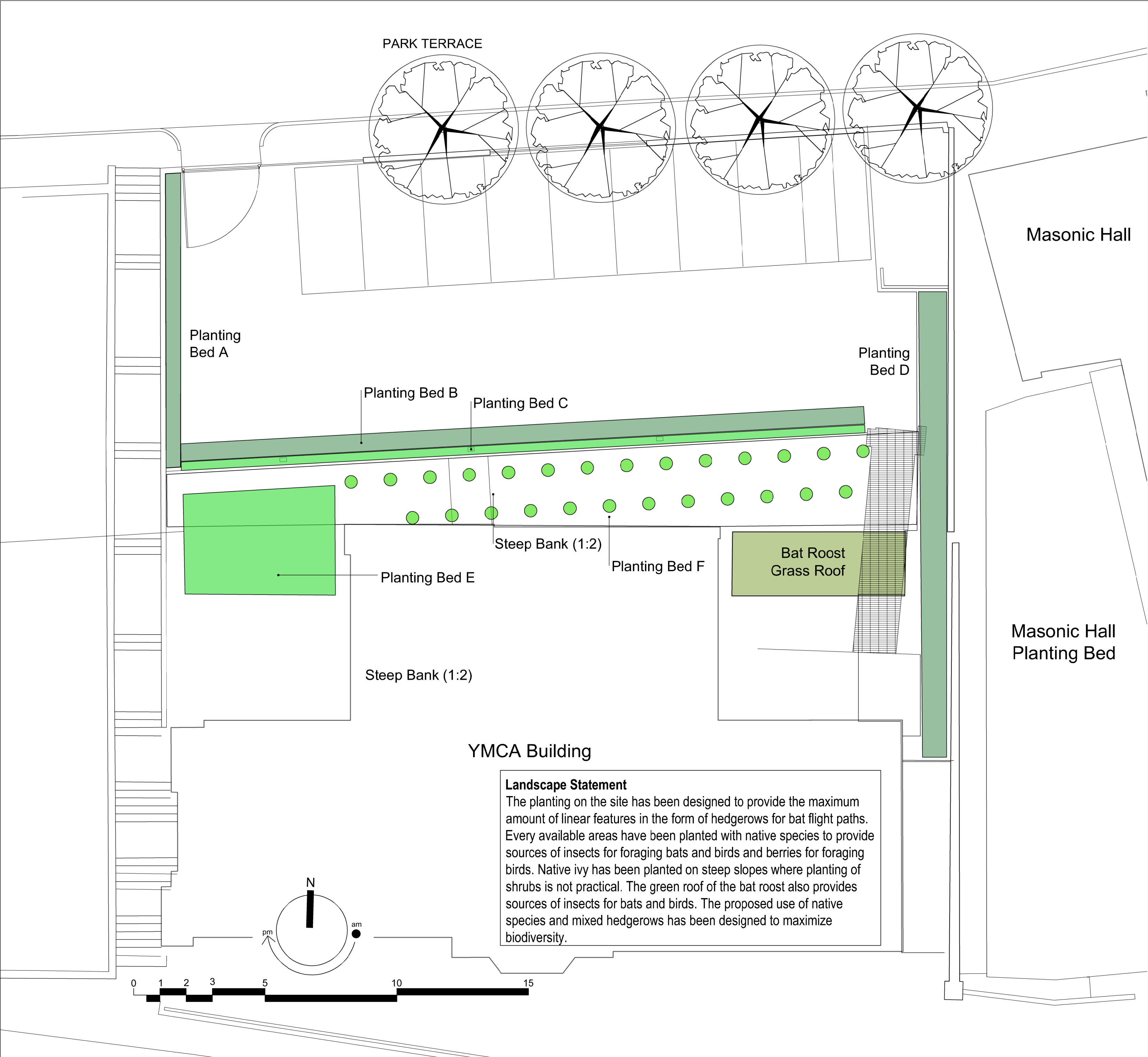
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KEY

SOFT LANDSCAPE

Existing tree to be retained and protected during the works

Proposed Native Hedge Planting

Proposed areas of native hedges planted into prepared and a cultivated trench (900mm wide), using a minimum depth of 300mm of selected uncontaminated topsoil from site (Tested by a soil scientist, providing recommendations for soil enhancement specific to native planting). There shall be a minimum combined depth of topsoil and subsoil of 700mm. Ensure that the subsoil is well broken up and decompacted. Planting trench shall be covered by 200mm depth bark mulch. Maintained for a 3 year establishment period including weed clearance and hedge cutting (twice yearly during the establishment period).

Mixed Native Species Hedge

Planting Beds B (26 linear metre) & D (17 linear metre)

Plant in 2 staggered rows. Plants and rows 300mm apart, 6 plants per linear metre

Shrub Species		Spec.	% mix
<i>Cornus sanguinea</i>	Dogwood	60-90cm (cg)	20
<i>Corylus avellana</i>	Hazel	60-90cm (cg)	20
<i>Crataegus monogyna</i>	Hawthorn	60-90cm (cg)	20
<i>Ligustrum ovalifolium</i>	Privet	60-90cm (cg)	20
<i>Viburnum opulus</i>	Guelder Rose	60-90cm (cg)	20

Single Native Species Hedge Planting

Planting Bed A (11 linear metre)

Plant in 2 staggered rows. Plants and rows 300mm apart, 6 plants per linear metre

Shrub Species

Fagus sylvatica

Beech

Spec.

60-90cm (cg)

% mix

Proposed Native Ground Cover Planting

Proposed area of native planting; planted into prepared and a cultivated bed using a minimum depth of 300mm of selected uncontaminated topsoil from site (Tested by a soil scientist, providing recommendations for soil enhancement specific to native planting). There shall be a minimum combined depth of topsoil and subsoil of 700mm. Planting bed shall be covered by 200mm depth bark mulch. Maintained for a 2 year period including weed clearance and shrub pruning.

Hedge Underplanting

Planting Bed C (26 linear metre)

Plant in 2 staggered rows 300mm apart

Shrub Species		Spec.
<i>Hedera helix</i>	Ivy	3L (cg)

Native Groundcover Planting

Planting Bed E (23 m2)

Plant randomly at 5 plants per m2

Shrub Species		Spec.
<i>Hedera helix</i>	Ivy	3L (cg)

Native Groundcover Planting into the Ground Anchoring

Planting Bed F (80 m2)

Plant ivies into the mesh by cutting a hole in the metal mesh and the Terram layer at 1.5m intervals in 2 staggered rows 1.5m apart. Ensure there is a pocket of topsoil 200mm deep to plant into.

Shrub Species

Hedera helix

Ivy

Spec.

9cm (cg)

Proposed Wildflower Turf

Proposed green roof of the bat roost. The waterproof roof covering (specified by the architect) covered with a 100mm depth layer of Wildflower Turf Ltd's Wildflower Roof Substrate which is free draining and lightweight (WFT-Substrate) planted with Wildflower Turf Ltd's Wildflower Turf Roof Turf (WFT-Roof-34) Seed mix: 20% grass seed and 80% flowers for maximum biodiversity and specifically designed for the conditions of the bat roost roof. Maintenance: Cut the turf once a year in the autumn and water daily for the first 2 weeks after planting

Landscape Statement

The planting on the site has been designed to provide the maximum amount of linear features in the form of hedgerows for bat flight paths. Every available areas have been planted with native species to provide sources of insects for foraging bats and birds and berries for foraging birds. Native ivy has been planted on steep slopes where planting of shrubs is not practical. The green roof of the bat roost also provides sources of insects for bats and birds. The proposed use of native species and mixed hedgerows has been designed to maximize biodiversity.

Revisions

Project	Date	Scale	Drawn
YMCA Landscape Scheme	December 22	1:100@A2	JJ

Drawing Title	Job No.	Drawing No.	Revision
Soft Landscape Layout	2202/MH	02	

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