

Our Ref: 2511/01

14 February 2024

FAO: Adam Foote
Planning Service
Merthyr Tydfil County Borough Council
Civic Centre
Castle Street
Merthyr Tydfil
CF47 8AN

Dear Sir,

FULL PLANNING PERMISSION – 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)

APPLICATION UNDER SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990 TO VARY THE WORDING OF PLANNING CONDITION 3

An application (Planning Portal reference PP-12801741) was recently submitted (12 February 2024) to Merthyr Tydfil County Borough Council (MTCBC) to seek formal discharge of Conditions 2 and 4 with respect to landscaping.

The proposed landscaping approach is to seek more flexibility for the implementation of woodland planting both within the next planting season (Nov 2024 – March 2025) as per Condition 3, but also prior to this planting season prior to November 2024. The reason this flexibility is sought is to try and alleviate visual impacts for local residents as soon as practicable by enabling the planting of woodland in advance of the next planting season. The planting areas where such flexibility is sought are as follows:

- Specimen tree planting north and south of the railway line.
- Woodland and woodland edge planting north and south of the railway line.

Where advance planting of woodland (ahead of the planting season) is undertaken, the trees will be containerised and implemented in accordance with the specification provided as part of the application to discharge Conditions 2 and 4. Please note that the intention is to focus advance tree planting north of the railway line as these are the areas that will benefit the local residents the most. However, it may be advantageous (in terms of procurement cost and programme) to undertake all of the woodland planting works at the same time, hence the flexibility sought. All other (non-woodland) areas would be planted in the planting season.

Therefore, this application, made under Section 73 of the Town and Country Planning Act 1990, is to seek variation of the wording of Condition 3 to enable the planting flexibility described above. The current wording of Condition 3 is as follows:

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.

It is proposed to amend the wording of Condition 3 as follows:

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; woodland and specimen tree planting can be carried out in advance of the first planting and seeding seasons in accordance with details of landscaping required by condition 2. 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.

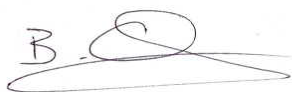
The above is suggested wording of Condition 3 should MTCBC agree in principle with the approach; if alternative wording is preferred by MTCBC, I kindly request that this is communicated to the undersigned via email and agreed prior to determination.

I trust the content of this letter is sufficient for the Section 73 to be validated and considered.

Please do not hesitate to contact me should you have any queries or require any further information.

Yours sincerely,

Bobby Clayton



Associate, AXIS (on behalf of AIW) bobbyclayton@axis.co.uk