

Covering Letter for Planning Application: P/17/0345

The purpose of this covering letter is to provide context and additional information to that given in the other documentation submitted in this application.

The purpose of this planning application is to discharge two planning conditions; the details of which are given below.

Condition 4

Full condition details:

Prior to the occupation of the 85th dwelling, the informal open spaces, pedestrian /cycle links and works to retain and enhance the existing native vegetation (highlighted as 1, 2 and 5 on the approved Landscape Strategy Plan (Landscape Strategy Drawing No. 1623-URB-XX-XX-GA-90 Drawings 1,2 and 3 revision C) and to the east of the main estate road) shall be completed in accordance with the approved Landscape Management and Maintenance Plan (January 2018) and details of the 'pocket parks' and pedestrian/cycle links which have first been submitted to and approved in writing by the local planning authority. The completed scheme shall be managed and maintained thereafter in accordance with the approved Landscape Management and Maintenance Plan (January 2018).

Reason - To ensure that adequate open space/recreation area is provided in accordance with policy BW17 of the Merthyr Tydfil Local Development Plan.

Accompanying documents/drawings:

1740-URB-LA-XX-XX-GA-(90)-Softworks Rev. F-(01 of 03)

1740-URB-LA-XX-XX-GA-(90)-Softworks Rev. F-(02 of 03)

1740-URB-LA-XX-XX-GA-(90)-Softworks Rev. F-(03 of 03)

Condition 16

Full condition details:

Reports on monitoring, maintenance and any contingency action carried out in accordance with a long-term monitoring and maintenance plan shall be submitted to the local planning authority as set out in that plan. On completion of the monitoring programme a final report demonstrating that all long-term site remediation criteria have been met and documenting the decision to cease monitoring shall be submitted to and approved in writing by the Local Planning Authority.

Reason - To protect the water environment and so as to accord with Policy BW18 of the Merthyr Tydfil Local Development Plan.

Accompanying documents/drawings:

12235 Project Riverside - Validation Report (Sept18) TD interim

12421 Garden Capping Plots 1-3

12421 Garden Capping Plots 6-15

12421 Garden Capping Plots 16 to 33 and 36 to 38 Cert V1

12421 Garden Capping Plots 34,35,39 Cert V2

12421 Garden Capping Plots 44 to 47 Cert V2

12421 Garden Capping Plots 48 to 60 & 73 Cert V1

12421 Garden Capping Plots 61 to 63 and 65 to 72 Cert V1

12421 Garden Capping Plots 74 to 85 Cert V1

12421 Garden Capping Plots 86 to 103 Cert V1

12421 Garden Capping Plots 104 to 124 Cert V1

12421 Garden Capping Plots 125 to 135 Cert V1

12421 Garden Capping Plots 136, 138, 139 and 142 to 147 Cert V1