

Date: 31st May 2024
Our Ref: 22.198

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS

Merthyr Tydfil County Borough Council
Town Planning Division
Unit 5
Pentrebach
CF48 4TQ

Tel: 02920 732 652
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Dear Sir or Madam,

Town and County Planning Act 1990 (As Amended)

Proposed demolition of existing buildings and redevelopment comprising 40no. residential flats, parking, landscaping, sub-station, bin store, air source heat pump, engineering works, drainage, roof top solar provision and associated works

Cefn Isaf Flats, Pontycapel Road, Cefn Coed y Cymmer, Merthyr Tydfil, CF48 2RA

Planning Portal Ref: PP-12926609

Asbri Planning is appointed as planning agent to Merthyr Valleys Homes in respect of the above planning application for the proposed demolition of existing buildings and redevelopment comprising 40no. residential flats, parking, landscaping, sub-station, bin store, air source heat pump, engineering works, drainage, roof top solar provision and associated works at Cefn Isaf Flats, Pontycapel Road, Cefn Coed y Cymmer, Merthyr Tydfil, CF48 2RA.

The planning application has been submitted via Planning Portal and the submission documents are listed below. *In the below tables, an asterisk (*) is used to denote drawings and documents of file sizes that were too large to allow submission via Planning Portal, and will be submitted separately.*

The following drawings are submitted, prepared by Coffey Architects:

Drawing Name	Drawing Reference
<i>Architectural</i>	
Site Location Plan-P04	CEF-CoA-00-00-DP-A-(04)001
Existing Site Plan-P04	CEF-CoA-00-00-DP-A-(04)010
Topography-P04	CEF-CoA-00-00-DP-A-(04)011
Existing Building Plans-P04	CEF-CoA-00-00-DP-A-(04)050
Proposed Site Plan-P04	CEF-CoA-00-00-DP-A-(04)110
Proposed Landscape Plan-P04	CEF-CoA-00-00-DP-A-(04)111
Proposed Access Plan-P04	CEF-CoA-00-00-DP-A-(04)112
Proposed Boundary Treatments Plan-P04	CEF-CoA-00-00-DP-A-(04)113
Bin Store-P04	CEF-CoA-00-00-DP-A-(04)114
ASHP Enclosure-P04	CEF-CoA-00-00-DP-A-(04)115
Substation-P04	CEF-CoA-00-00-DP-A-(04)116
Proposed Lighting Plan-P04	CEF-CoA-00-00-DP-A-(04)117
Proposed Lower Ground Floor Plan-P04	CEF-CoA-00-00-DP-A-(20)100
Proposed Ground Floor Plan-P04	CEF-CoA-00-00-DP-A-(20)101
Proposed First Floor Plan-P04	CEF-CoA-00-00-DP-A-(20)102
Proposed Second Floor Plan-P04	CEF-CoA-00-00-DP-A-(20)103

Proposed Third Floor Plan-P04	CEF-CoA-00-00-DP-A-(20)104
Proposed Roof Plan-P04	CEF-CoA-00-00-DP-A-(20)105
Proposed Site Sections 01-P04	CEF-CoA-00-00-DP-A-(20)120
Proposed Site Sections 02-P04	CEF-CoA-00-00-DP-A-(20)121
Proposed Street Scenes-P04	CEF-CoA-00-00-DP-A-(20)150
Proposed Lower Ground Floor Plan-P04	CEF-CoA-00-00-DP-A-(20)200
Proposed Ground Floor Plan-P04	CEF-CoA-00-00-DP-A-(20)201
Proposed First Floor Plan-P04	CEF-CoA-00-00-DP-A-(20)202
Proposed Second Floor Plan-P04	CEF-CoA-00-00-DP-A-(20)203
Proposed Third Floor Plan-P04	CEF-CoA-00-00-DP-A-(20)204
Proposed Roof Plan-P04	CEF-CoA-00-00-DP-A-(20)205
Sections 01-P04	CEF-CoA-00-00-DP-A-(20)220
Block A Elevations-P0	CEF-CoA-00-00-DP-A-(20)250
Block B Elevations-P04	CEF-CoA-00-00-DP-A-(20)251
Home Layout Plans 01-P04	CEF-CoA-00-00-DP-A-(20)400
Home Layout Plans 02-P04	CEF-CoA-00-00-DP-A-(20)401
Home Layout Plans 03-P04	CEF-CoA-00-00-DP-A-(20)402
Home Layout Plans 04-P04	CEF-CoA-00-00-DP-A-(20)403
Home Layout Plans 05-P04	CEF-CoA-00-00-DP-A-(20)404
Home Layout Plans 06-P04	CEF-CoA-00-00-DP-A-(20)405
<i>Electrical Services</i>	
ASHP Data Sheet	-
External MEP Services	BR0032-VIDA-XX-XX-DR-ME-001-P
<i>Engineering</i>	
Drainage General Arrangement	1759-SMW-XX-00-DR-D-0001-P2

In addition, the supporting documents submitted comprise the following:

Document Name	Prepared by
Planning Application Forms	Asbri Planning
Planning Statement	Asbri Planning
PAC Report*	Asbri Planning
Design and Access Statement*	Coffey Architects
Bat Survey Report	Just Mammals
Preliminary Ecological Appraisal	Just Mammals
Biodiversity Enhancement Plan	Just Mammals
Flood Risk Assessment and Drainage Strategy Report*	Subteno
Ground Investigation*	Soiltechnics
Heritage Statement	Holland Heritage
Noise Impact Assessment	Acoustic Consultants
Transport Statement	Acstro
Energy Statement – Part L SAP Calculations	VIDA
Green Infrastructure Statement	TDA
Landscape Character and Visual Impact Assessment*	TDA

In addition, £18,400 will be paid to the Local Authority in respect of the planning application fee.

I trust that the submitted documents allow the application to be validated and look forward to receiving details of the name of the case officer, application reference number and target determination date. If you have any queries in the meantime, please do not hesitate to get in touch.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'G. Jones', with a stylized flourish at the end.

Geraint Jones
Principal Planner