



f.a.o. Mr Colin Burnett
Burnett Planning

(Via email: c.burnett@burnettpd.co.uk)

Dyddiad/Date: 11.09.2026

Ein Cyf / Our ref: P/25/0261

Eich Cyf / Your ref:

Gofynnwch am / Please ask for: David Cross

Llinell Uniongyrchol / Direct Line: 07761330349

e-bost / e-mail: David.cross@merthyr.gov.uk

Dear Mt Burnett

RE: Discharge of conditions 5 (Retaining Works), 6 (Boundaries), 9 (External Lighting), 11 (Delivery and Servicing Management Plan) and 12 (Invasive Non-Native Species Strategy) of planning permission P/24/0200 relating to a new coffeeshop with drive-thru facility.

I write in regard to the above mentioned application to discharge conditions, which is supported by a series of plans and documents.

Condition 4 – Highway Barrier:

The details submitted in respect of the proposed highway barrier as illustrated on the Carriageway Width Plan (Dwg No. 11749 SK 260821-01) has been reviewed by the Council's highway engineers and is deemed to be acceptable.

Condition 5 – Retaining Works:

Calculations and details for the proposed retaining walls as illustrated on the Proposed Site Plan (Dwg No. 11749 P 100), comprising grey stone faced walls along part of the southern and western boundaries, have been reviewed by the Council's structural engineers and is deemed to be acceptable.

Condition 6 – Boundaries:

The Proposed Site Plan (Dwg No. 11749 P 100) illustrates the proposed boundaries across the site, which in addition to the above mentioned retaining walls, would include 0.46m high timber knee rails, 1.1m high post and rail guarding and 1.1m high timber clad containment system. These boundary treatments are deemed to be appropriate and the grey stone material finish (Marshalite Pitched Walling) of the retaining walls is acceptable.

Condition 9 – external lighting:

An updated Lux plan (received 18.05.2026) has been provided setting out the location of the proposed lighting columns, along with specification details of the lighting systems and a DarkSky certification for the approved luminaire. Additionally, a letter has been submitted by Lytec to confirm that the external lighting has been designed in accordance with the best practise for bat conservation and that all of the lights will be fitted with luminaires with a colour temperature of 2700k. Accordingly, the Council's ecologist is satisfied with the proposed external lighting scheme.

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Condition 11 – Delivery and Service Management Plan:

A Servicing and Deliveries Management Plan has been submitted, together with a series of tracking plans for different vehicle types. The Council's highway engineers are satisfied with the management plan, provided it is adhered to, particularly if 11.2m rigid vehicles are used, as this will temporarily impact on the parking provision within the site.

Condition 12 – Invasive Non-Native Species Strategy:

An INN Strategy has been prepared which identifies a few invasive species that need to be managed with Buddleia having been identified most frequently across the site with the highest potential to spread to other areas. It is noted that the invasive species will be removed from the site and a anti-weed membrane will be laid across the site to suppress any potential INNS emerging.

The details submitted in respect of the above mentioned conditions are deemed to be acceptable. Accordingly, the requirements of the respective conditions have been met and can be discharged, subject to the works being carried out in accordance with the approved details. I have enclosed an updated planning permission, which reflects this decision.

Yours sincerely



JUDITH JONES
DIRECTOR OF NEIGHBOURHOOD SERVICES

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