



Mr Dennis Lewis
(response via email:
denlewis559@gmail.com)

Dyddiad/Date: 30th September 2025

Ein Cyf./Our ref.: P/25/0225

Gofynnwch am/Please ask for: Mel Ferreira
Llinell/Direct Line: 01685 726278
e-bost/e-mail: marlene.ferreira@merthyr.gov.uk

RE: APPLICATION TO DISCHARGE CONDITIONS 3 (MATERIALS), 4 (BOUNDARY TREATMENTS) 6 (RETAINING WALLS), 11 (LANDSCAPING) AND 14 (SOLAR PANEL DETAILS) OF PLANNING PERMISSION P/23/0281

I refer to the above application and the following conditions, which state:

3. Prior to the construction of the dwelling hereby approved details/samples of the materials to be used in the construction of the external surfaces of the dwelling shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason - To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

4. Prior to the commencement of development, a plan indicating the positions, height, design, materials and type of boundary treatment to be erected shall be submitted to and approved in writing by the local planning authority. The boundary treatment shall be completed as approved, before the occupation of the dwelling.

Reason - To ensure that the new development will be visually attractive and boundaries protected in the interests of residential amenity in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

6. No development shall take place until details, including structural calculations and facing materials, of any retaining wall which exceeds 1 metre in height have been submitted to and approved in writing by the Local Planning Authority. The walls shall be completed in accordance with the approved details before the development hereby approved is brought into beneficial use.

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Reason - In the interest of safety and visual amenity in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

11. No development or site clearance shall take place, until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping. The scheme shall include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development.

Reason - To ensure that the new development will be visually attractive and in the interest of biodiversity to accord with Policies SW11 and EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

14. Prior to the commencement of development, plans, to include section details, indicating the positions, dimensions, design and type of solar panels to be erected on the rear roof slope, shall be submitted to and approved by the local planning authority. The solar panels shall be completed in accordance with the approved details prior to the occupation of the dwelling.

Reason - To ensure that the new development will be visually attractive in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

The information submitted with your application, which includes photographs of the material finishes of the dwelling, the appearance and design of the boundary treatments and retaining wall, the overall landscaping layout and the roof solar panels, demonstrates that the development has been completed to an acceptable standard. I can confirm that conditions 3, 4, 6, 11 and 14 are therefore discharged.

I have enclosed an updated planning permission (P/23/0281/a) which reflects this decision.

Yours faithfully,



MISS J JONES

CYFARWYDDWR GWASANAETHAU CYMDOGAETH/ DIRECTOR OF NEIGHBOURHOOD SERVICES