

Our Ref: 22.198
Date: 26 January 2026

Merthyr Tydfil County Borough Council
Town Planning Division
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Cardiff
CF23 8RS

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Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)

Approval of details relating to the discharge of Condition 7 (Construction Environment Management Plan) of planning permission P/24/0140

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

Planning Portal Ref: PP-14651205

Asbri Planning is appointed as planning agent to Merthyr Valleys Homes (MVH) in respect of the above application for the approval of details relating to the partial discharge of Condition 7 (Construction Environment Management Plan) of planning permission P/24/0140 relating to the following development at Cefn Isaf Flats, Pontycapel Road, Cefn Coed y Cymmer:

Redevelopment of site involving the demolition of existing buildings and construction of new buildings to accommodate 40 No. residential flats, parking, landscaping, sub-station, bin store, air source heat pump, engineering works, drainage, roof top solar provision and associated works (Full).

Planning permission was granted on the 14th November 2024. Condition 7 reads:

"No development shall commence, including any demolition and site clearance works, until a Construction Environment Management Plan has been submitted to, and approved in writing by, the local planning authority. The approved plan shall be adhered to throughout the demolition and construction phases and shall provide for:

- i) the parking of vehicles of site operatives and visitors within the site;*
- ii) loading and unloading of plant and materials;*
- iii) storage of plant and materials used in constructing the development;*
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;*
- v) wheel washing facilities;*
- vi) measures to control the emission of dust and dirt during demolition and construction; and*
- vii) a scheme for recycling/disposing of waste resulting from the construction works*
- viii) details of any external lighting during construction."*

The application has been submitted via Planning Portal and the submission documents are listed below. The following details are submitted:

Document Name	Provided by
Application Form	Asbri Planning
Covering Letter	Asbri Planning
Site Location plan (ref: CEF-CoA-00-00-DP-A-(04)001)	Coffey Architects

Condition 7

CEMP - Cefn Isaf_Rev 0	Morganstone
11838-RL-ZZ-ZZ-DR-A-0101_P1 - Site Plan	Roberts Limbrick
Site Traffic Management Plan	Morganstone

The application fee of £242.00 will be paid via planning portal.

I trust that the submitted documents allow the application to be validated and look forward to receiving details of the 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,



Sion Mainwaring
Graduate Planner