

FORMER HOOVER SITE
MERTHYR TYDFIL

26 February 2026

Merthyr Tydfil County Borough Council
Unit 5, Triangle Business Park
Pentrebach
Merthyr Tydfil
CF48 4TQ



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SENT VIA EMAIL: craig.watkins@merthyr.gov.uk / david.cross@merthyr.gov.uk

Dear Craig and David,

**DISCHARGE OF CONDITIONS 10, 18, 21, 24 AND 30 ATTACHED TO PLANNING
PERMISSION REF. P/25/0165
FORMER HOOVER SITE, MERTHYR TYDFIL**

Following approval of outline planning permission ref. P/25/0165 on 08 January 2026, this application seeks to discharge pre-commencement conditions relating to the proposed development. This application submits information to discharge the following conditions:

- Condition 10 – Construction Environmental Management Plan (CEMP);
- Condition 18 – Invasive Non-Native Species (INNS) Management Plan;
- Condition 21 - Construction Environmental Management Plan - Biodiversity (CEMP-B);
- Condition 24 – Remediation Strategy; and
- Condition 30 – Historic Building Recording.

To support this discharge of conditions application, please find enclosed the following information to agree each of the conditions referred to above.

Conditions 10, 18 and 24:

The **CEMP** prepared by Walters UK Limited seeks to discharge a number of conditions. The content of the CEMP includes information relating to:

- **INNS Management Plan** prepared by Integral Geotechnique (IG) (ref. 260212/HP/19/TN/V1) (**condition 18**) (Sections 6.3, 9.11 and Invasive Species Method Statement at Appendix G); and
- **Geoenvironmental and Geotechnical Site Investigation and Outline Remediation Strategy**, prepared by IG (ref. 14275/JJ/25/DS) (**condition 24**) (Appendix E).

The remediation strategy prepared by IG is submitted to discharge parts 1, 2 and 3 of condition 24. It is noted that condition 4 refers to this report as an approved document and, as such, its content has already been agreed as being suitable to agree the information required for parts 1, 2 and 3 of condition 24.

Condition 21:

The **CEMP-B** (ref. T211) has been prepared by Sylvan Ecology to satisfy the requirements of condition 21.

Condition 30:

Archaeology Wales has also prepared a '**Level 2 Historic Building Recording: Hoover Factory, Pentrebach. Merthyr Tydfil**', dated February 2026 (ref. 2457) to discharge condition 30 attached to the consent – this relates to the need for a programme of historic building recording and analysis.

The requisite fee of £200 has been paid directly through the planning portal to allow the local planning authority to progress to registering the application.

I trust the application includes all necessary information to support the discharge of the conditions noted above. However, should you require any further information, please do not hesitate to contact me.

Your faithfully,

A handwritten signature in blue ink, appearing to read 'Meryl Lewis', with a stylized flourish at the end.

MERYL LEWIS