



Mr Tobias Robinson
(via email: tobias.robinson@lichfields.uk)

Dyddiad/Date: 15th September 2026

Ein Cyf / Our ref: P/26/0152
Eich Cyf / Your ref:

Gofynnwch am / Please ask for: Rebecca Owens
Llinell Uniongyrchol / Direct Line: 01685 726281
e-bost / e-mail: Rebecca.owens@merthyr.gov.uk

Dear Tobias,

**RE: DISCHARGE OF CONDITIONS 6 (LANDSCAPING), 18 (RETAINING WALLS) AND PART DISCHARGE OF
CONDITION 19 (BOUNDARY TREATMENTS) OF PLANNING PERMISSION P/25/0265 AT STATION HOUSE,
RHYMNEY COMMON ROAD, DOWLAIS, MERTHYR TYDFIL**

I write with regard to the application to discharge conditions of planning permission P/25/0265, which was submitted on the 8th July 2026 (planning reference P/26/0152). The information submitted has been considered and I advise as follow:

Condition 6 (Landscaping)

The Detailed Planting Plan (comprising of sheet 1 of 2 and sheet 2 of 2), drawing number edp9069_d012h Rev. H which was submitted on 20th July 2026 has been considered and is found to be appropriate.

Condition 18 (Retaining Walls)

The following plans and documents have been submitted in pursuance of this condition:

- Drawing title: Proposed Levels Layout, Drawing number: 4240241- 1100 Rev. C1 Received 8th July 2026
- Drawing title: Retaining Wall General Arrangement. Drawing number: 4240241- 1101 Rev. C1. Received 8th July 2026
- Drawing title: Southern Retaining Wall Sections. Drawing number: 4240241- 1102 Rev. C1. Received 8th July 2026
- Drawing title: Southern Retaining Wall Elevation. Drawing number: 4240241- 1103 Rev. C1. Received 8th July 2026
- Drawing title: Proposed Boundary Walling. Drawing number: 13888_AEW_2685_0011 Rev. A. Received 8th July 2026
- Drawing title: TensarTech Tw1 Wall System Plan, Section, Elevation & Details. Drawing number: O78037-TEN-DR-01 Rev. P01. Received on 29th July 2026
- Design Submission TensarTech TW1 Wall System, Ref: O-78037-A-90986-RP-DS01 Rev P03. Produced by Tensar. Received 24th August 2026.

These have been assessed and are found to be acceptable.

Condition 19 (Boundary Treatments)

Part discharge of this condition is sought in relation to the retaining walls which form part of the south eastern and north western boundaries. The above listed documents indicate that the south eastern

Merthyr Tudful
... lle i fod yn falch ohono

Merthyr Tydfil
... a place to be proud of

boundary would incorporate a retaining wall for a length of 60m with a maximum retained height of 1.9m. The wall would be a TensarTech system which comprises of pre-cast modular blocks with a flint colour finish. Above this would be a 1.1m high close board timber fence. Part of the north western boundary would also include a pre-cast concrete retaining wall for a length of 32m and with a maximum retained height of 0.6m. This wall would be finished with timber cladding as per the example submitted on 5th August 2026. The existing anti-climb fencing of the adjoining Lidl Store would be retained above the wall. These boundary treatments are deemed to be appropriate. The remaining boundary treatments have not been provided at this time and are therefore not yet discharged. These will be subject to a separate discharge of condition application.

In respect to the above, I therefore enclose a copy of the updated Decision Notice. Conditions 6 and 18 will be completely discharged on the implementation of the details hereby approved and additional details are required to be submitted in relation to condition 19 before this can be fully discharged. If you have any questions regarding this, please do not hesitate to contact my Planning Officer Rebecca Owens using the above contact details.

Yours sincerely

P.P. 

JUDITH JONES
DIRECTOR OF NEIGHBOURHOOD SERVICES

Merthyr Tudful
... lle i fod yn falch ohono

Merthyr Tydfil
... a place to be proud of