



29 March 2023

Our Ref: 22.145

Caroline Pulley
Development Management
Merthyr Tydfil County Borough Council
Unit 5 Triangle Business Park
Pentrebach
Merthyr Tydfil
CF48 4TQ

(sent via email)

Dear Ms Pulley,

DISCHARGE OF CONDITIONS SUBMISSION -PLANNING PERMISSION LPA REF P/22/0290

CHANGE OF USE OF FORMER RESPITE HOME TO 10 AFFORDABLE HOUSING FLATS WITH ASSOCIATED EXTERNAL WORKS INCLUDING NEW DORMERS AND A RAISED WALKWAY (FULL)

AT FORMER LLYSFAEN CARE HOME, MAESYGARREG, CEFN COED, CF48 2NE

PLANNING PORTAL REF PP-12938546

LRM Planning have been instructed to act on behalf of Merthyr Tydfil Housing Association, in respect of the application described above.

SUBMISSION DOCUMENTS

To assist in the consideration of this proposal, you will find enclosed the following plans and documents, noting any plans which are to be replaced as part of the application process.

DOCUMENT TITLE	DOCUMENT REFERENCE	AUTHOR
Site Location Plan	4004-PEN-ZZ-ZZ-DR-A-1000-S4-P2	Pentan Architects
Proposed Site Plan (Lower Level)	4004-PEN-ZZ-ZZ-DR-A-1060-S2 -C3	Pentan Architects
Proposed Site Plan (Upper Level)	4004-PEN-ZZ-ZZ-DR-A-1061-S2-C2	Pentan Architects
Proposed Elevations 1	4004-PEN-ZZ-ZZ-DR-A-2000-S2-C4	Pentan Architects
Proposed Elevations 2	4004-PEN-ZZ-ZZ-DR-A-2001-S2-C4	Pentan Architects

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External Window & Door Schedule	4004-PEN-ZZ-ZZ-DR-A-2200-S2-C5	Pentan Architects
External Lighting	356/2/SK01	Richards Partnership
Application Forms	March 2024	LRM Planning
Supporting Statement	March 2024	LRM Planning

The submission fee of £115.00 associated with this NMA application will be paid shortly.

DISCHARGE OF CONDITIONS

To assist your appraisal this section seeks to summarise the conditions to which this submission relates, highlighting the information relevant to each.

CONDITION 3 MATERIALS/FINISHES

Please refer to elevation details provided.

CONDITION 3 (A) -COLOUR OF WINDOWS AND DOORS

Windows and doors are to be anthracite externally and white internally.

CONDITION 3 (B) -BRICK SLIP SAMPLE

This was previously amended from stone to brick cladding under the NMA (LPA ref P/23/0205) approved on 27 September 2023. Details of the brick samples were provided and approved under this permission.

CONDITION 3 (C) -RENDER DETAIL/SAMPLE

This was previously provided and agreed under the previous NMA (LPA ref P/23/0205) approved on 27 September 2023, which provided sample details and confirmed the colours of the through-coloured render (grey and cream).

CONDITION 3 (D) -COLOUR FOR RAILINGS AND FENCING

It is proposed that the new PPC railings and proposed deck are to be black. Retained railings are to be racing green, as existing. Timber fencing will be left in a natural unpainted finish.

CONDITION 4 -BATHROOM WINDOWS

Please refer to the elevations provided and external window and door schedule. Opening heights and obscure glazing provided as required by the condition.

CONDITION 5 -SHEDS

The applicant has opted to omit the sheds from gardens to plot 4, 5 and 6 in order to optimise space available. Any external storage requirements will be satisfied through patio storage boxes, typically 1.5m length, 0.8m height and 0.8m depth, which are moveable/non-fixed structures and don't usually require planning permission.

CONDITION 10 -EXTERNAL LIGHTING

Please refer to the lighting scheme provided. The scheme has been designed to comply with the requirements of the condition.

OTHER CONDITIONS

The other conditions imposed are compliance or informative conditions and whilst the applicant will consider them through the implementation of the scheme, they do not necessarily require further approval from the LPA. For completeness these are listed below.

CONDITION 1 -TIME. Noted, no further approval required.

CONDITION 2 -APPROVED PLANS. Noted, no further approval required.

CONDITION 6 -RETENTION OF PARKING SPACES FOR INTENDED USE. Noted, no further approval required.

CONDITION 7 -NO ADDITIONAL SURFACE WATER TO DRAIN TO PUBLIC SEWER. Noted, no further approval required

CONDITION 8 -CONSTRUCTION HOURS. Noted, no further approval required

CONDITION 9 -IMPLEMENTATION AND PROTECTION OF LANDSCAPING. Noted, no further approval required

I trust this information is of assistance and look forward to receiving confirmation of receipt, however should you have any queries or would like to discuss in any further detail, please do not hesitate to contact me.

Kind regards

A handwritten signature in black ink, appearing to read 'Sam Courtney', with a stylized, overlapping flourish.

Sam Courtney MRTPI

DIRECTOR

LRM Planning Ltd

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Email: samcourtney@lrmp planning.com

Enc.