

Date: 11th December 2024

Our Ref: FG/22.198

Merthyr Tydfil County Borough Council
Town Planning Division
Unit 5
Pentrebach
CF48 4TQ

Suite D, 1st Floor

220 High Street

Swansea

SA1 1NW

Dear Sir or Madam,

Tel: 01792 480535

Town and Country Planning Permission Act 1990 (as amended)

Discharge of Condition 9 (Bat Roost) relating to planning permission P/24/0140

Cefn Isaf Flats, pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA

Planning Portal Reference: PP-13632616

Asbri Planning Ltd is appointed as planning agent to Merthyr Valleys Homes in respect of the above discharge of condition 9 application. This application seeks approval of details reserved by condition relating to planning permission P/24/0140.

Condition 9 states as follows:

"No works shall commence on site, including any demolition and site clearance works, until full details for the provision of a Lesser Horseshoe (LHS) Bat Roost and two pole mounted bat boxes have been submitted to and approved in writing by the local planning authority. The details shall include the following:

- *a plan illustrating the location of the LHS Bat Roost and pole mounted bat boxes within the site;*
- *details of the LHS bat roost structure and pole mounted bat boxes*
- *provision of a robust fence around the bat roost structure; and*
- *a programme of works for its implementation.*

The development shall be carried out in accordance with the approved details.

Reason: To protect the natural environment in accordance with Policies EnW1 and EnW2 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan."

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
Cover Letter	Asbri Planning
Site Location Plan (Ref: CEF-CoA-00-00-DP-A-(04)001 Rev. P04)	Coffey Architects
Condition 9	
Proposed Bat Roost Structure (Ref: CEF-CoA-00-00-DP-A-(40)118 Rev. P02)	Coffey Architects
Bat Roost Location Plan (Ref: CEF-CoA-00-00-DP-A-(40)119 Rev. P01)	Coffey Architects

The application fee of £115.00 will be paid online.

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,

A handwritten signature in black ink, appearing to read 'F. Goodland', with a stylized flourish at the end.

Ffion Goodland
Planner