



28th July 2026
Our Ref: 21.173

David Cross
Planning Department
Merthyr Tydfil County Borough Council
Unit 5
Triangle Business Park
Pentrebach
CF48 4TQ

Dear Mr Cross,

DISCHARGE OF CONDITIONS

PROPOSED DEVELOPMENT OF 47 NO. HOMES, LANDSCAPED INFORMAL OPEN SPACE AND OTHER ASSOCIATED WORKS ON LAND AT HILLCREST PARK, LOCATED OFF HAYDN TERRACE/ MITCHELL CRESCENT, MERTHYR TYDFIL, CF47 9JF

LPA REFERENCE NO. P/25/0223

In respect of the above approved development, and in specific reference to the discharge of pre-commencement planning conditions, you will find submitted alongside this letter the following documents submitted in order to discharge the following conditions

- 4 (Construction Traffic Management Plan);
- 9 (Invasive Non-Native Species Strategy);
- 11 (Construction Environmental Management Plan – Biodiversity);
- 12 (Proposed biodiversity/ecological enhancements); and
- 17 (Affordable Housing) of the consent.

The intention is for the conditions to be submitted in three batches; conditions 4 & 11 and 12 & 17 to be paired with condition 9 submitted in isolation. It is hoped that this will help minimise delays to the process. It is noted that the applicable application fee of £242, together with the portal charge of £91, results in a total charge of £333 per submission, which will be paid separately by the client.

The following documents have been submitted online setting out the detail to discharge the conditions; only the information relevant to each submission will be included within each application.

DOCUMENT	REFERENCE	PREPARED BY	CONDITION NO.
Completed form	July 2026	LRM Planning	All

CARDIFF OFFICE
22 Cathedral Road, Cardiff, CF11 9LJ
02920 349737

EXETER OFFICE
Winslade Manor, Manor Drive, Clyst
St Mary, Exeter EX5 1FY
01392 690060

admin@lrmpanning.com
lrmpanning.com

Covering Letter	July 2026	LRM Planning	All
Site Location Plan	0001 S4 P2	Pentan Architects	All
Plan 01 – Traffic Management	139.38.T.01	Linear Planning	4
Plan 02 – Traffic Management	139.38.T.02	Linear Planning	4
Plan 03 – Potential Disruptions Plan	139.38.T.03	Linear Planning	4
Plan 04 – Construction Phase 1 CGI	139.38.T.04	Linear Planning	4
Plan 05 – Construction Phase 2 CGI	139.38.T.05	Linear Planning	4
Construction Environmental and Traffic Management Plan	July 2026	Hale	4 & 11

AFFORDABLE HOUSING (CONDITION 17)

It is proposed that plots 43-47 (not less than 10% provision) will comprise the affordable housing provision as required by the planning permission (LPA Ref: P/25/0223 -condition 17). These plots are formed by the lower ground floor one bedroom two person apartments.

The proposed units are to be delivered by Hale Group for Merthyr Tydfil Housing Association, a Registered Social Landlord, who will own and manage the development in perpetuity. The dwellings will be built to the Welsh Government's Design Quality Requirements, complying with all relevant certifications and accreditations such housing is required to meet.

As Merthyr Tydfil Housing Association will be responsible for the future management of the development, this will ensure the affordable housing will be retained in perpetuity for this purpose. The criteria used to identify the occupants of the affordable housing units will be determined by the local common housing register and is enforced through a specified lettings policy.

I trust the above and the enclosed are clear and enable you to register and process the application. Should you require any further information or clarification, please do not hesitate to contact me.

Kind regards,



Poppy Winnicott

Graduate Planner LRM Planning Ltd

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Email: poppywinnicott@lrmplanning.com