

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

10 January 2022

Our Ref: 21/5033C

Dear Sir/Madam,

Discharge of Planning Conditions 3, 4, 5, and 6 of Planning Permission P/21/0225 for the approved extension to Aldi foodstore and the demolition of the existing car sales building, boundary wall, and forecourt to facilitate the extension and re-configuration of the existing car park and other external works at Aldi and Simon Jones Cars Plymouth Street, Merthyr Tydfil

On behalf of my client, Aldi Stores Limited, please find enclosed an application to discharge conditions 3, 4, 5, and 6 of Planning Permission P/21/0225 in relation to the approved extension to the Aldi foodstore, the demolition of the existing car sales building, boundary wall, and forecourt to facilitate the extension, and re-configuration of the existing car park and other external works at Aldi and Simon Jones Cars Plymouth Street, Merthyr Tydfil, CF47 OTP.

This discharge of conditions application has been submitted via the Planning Applications Wales (ref: PP-10536559) and includes completed online application forms and an online payment of £115.

Condition 3- Details/samples of the proposed brickwork

Condition 3 reads as follows:

"Prior to the construction of the extension hereby approved details/samples of the proposed brickwork to be used in the construction of the extension hereby approved shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason - To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan."

The following information has been submitted to discharge Condition 3:

- 170629-1610-P1 Brick Sample Elevation

The drawing contains details/samples of the proposed brickwork, and contains all of the required details to discharge Condition 3.

Directors
Helen Cuthbert | Stuart Slatter | Claire Temple | Alastair Close
Dan Templeton
Associate Directors
Katie Turvey | Heather Vickers | Alan Williams | Sally Arnold

Consultant
Lorna Byrne
Associates
Rob Scadding | Penny Moss | Sam Deegan | Paul Galgey | Niall Hanrahan
Phil Marsden | Charlotte Perry | Charlotte Hunter | Grace Mollart

Condition 4- Details of the railings and the facing material finish of the retaining wall

Condition 4 reads as follows:

"Prior to construction works commencing on site details of the railings and the facing material finish of the retaining wall along the north-east boundary of the site shall be submitted to an approved in writing by the local planning authority. All works shall be carried out in accordance with the approved details.

Reason - To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan."

The following information has been submitted to discharge Condition 4:

- 170629-1600-B Hoop top Fence and retaining Wall Detail

The drawing contains details of the railings and the facing material finish of the retaining wall, and contains all of the required details to discharge Condition 4.

Condition 5 -Construction Method Statement

Condition 5 reads as follows:

"No development shall commence, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved statement shall be adhered to throughout the construction period.

The statement shall provide for:

- i) the parking of vehicles of site operatives and visitors;*
- ii) loading and unloading of plant and materials;*
- iii) storage of plant and materials used in constructing the development;*
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;*
- v) wheel washing facilities;*
- vi) measures to control the emission of dust and dirt during demolition and construction; and*
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.*
- viii) measures to avoid pollution to nearby water environments during construction*

Reason - In the interests of the highway safety and free flow of traffic and to protect the environment and so as to accord with Policies SW11 and EnW3 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan."

The following information has been submitted to discharge Condition 5:

- CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN - Merthyr Tydfil

- Site Set Up Plan - Merthyr Tydfil

The CEMP includes details of the parking of vehicles of site operatives and visitors, the loading and unloading of plant and materials, storage of plant and materials, security hoarding, wheel washing facilities, the control the emission of dust and dirt, a scheme for recycling/disposing of waste, and measures to avoid pollution to nearby water environments. The document contains all of the required details to discharge Condition 5.

Condition 6- Details for the provision of 2 bird boxes and 2 bat boxes

Condition 6 reads as follows:

"Prior to construction work commencing on site, details for the provision of 2 bird boxes and 2 bat boxes to be located on existing trees, in accordance with the Ecological Assessment (Report ref 13892_RO1, dated 04.09.2021), shall be submitted to and approved in writing by the local planning authority. The bird and bat boxes shall be erected in accordance with the approved details, prior the beneficial use of the proposed extension hereby approved.

Reason - To protect the natural environment in accordance with Policies EnW1 and EnW2 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan. and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan."

The following information has been submitted to discharge Condition 6:

- 170629-1601-A Bat and Bird Box Locations

The drawing contains details for the provision of the bird boxes and bat boxes on site, and contains all of the required details to discharge Condition 6.

I trust the above and enclosed are self-explanatory, and I look forward to confirmation of validation and the discharge of the conditions in due course. In the meantime, please do not hesitate to contact me directly should you have any questions in respect of this matter.

Yours sincerely,

L. Collins

Lloyd Collins

Planner

Planning Potential

Bristol

Enc.