



Mr Nick Meaney
(response via email:
nickymeaney@gmail.com)

Dyddiad/Date: 1st July 2026

Ein Cyf./Our ref.: P/26/0100

Gofynnwch am/Please ask for: Mel Ferreira
Llinell/Direct Line: 01685 726278
e-bost/e-mail: marlene.ferreira@merthyr.gov.uk

RE: APPLICATION TO DISCHARGE CONDITIONS 3 (BOUNDARY TREATMENTS), 4 (SCHEME OF LANDSCAPING), 6 (LIGHTING SCHEME), 7 (MATERIALS FOR DRIVEWAY) AND 8 (STRUCTURAL CALCULATIONS AND DETAILS OF RETAINING WALL) OF PLANNING PERMISSION P/25/0167

I refer to the above application and the following conditions, which state:

3. Prior to the occupation of the dwelling hereby approved, a plan indicating the positions, height, design, materials and type of boundary treatment to be erected shall be submitted to and approved by the local planning authority. The boundary treatment shall be completed as approved, prior to the occupation of the dwelling.

Reason - In the interests of visual amenity and highway safety in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

4. No development shall take place, until there has been submitted to and approved in writing by the Local Planning Authority, a scheme for landscaping in the form of a Green Infrastructure Statement and a Long-term Landscaping, Habitat, Management, Maintenance and Monitoring Plan. The scheme shall include the following:

- Tree planting (which can be in the form of a native species hedgerow, ideally located along the boundaries' of the site, avoiding the culvert easement area;*
- The provision of a wildflower/grassland area (which could be provided within the northwestern corner of the site);*
- The provision of enhancement measures (i.e. installation of bird and bat boxes on the property);*
- Details of the maintenance, management and monitoring of such features, and;*
- Timescale for their implementation.*

The development shall be carried out in accordance with the approved details and prior to the occupation of the dwelling and retained in perpetuity thereafter.

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... lle i fod yn falch ohono

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Reason - To ensure that the new development will be visually attractive and to secure a net benefit for biodiversity in accordance with Policies SW11 and EnW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

6. *No external lighting shall be installed, until a detailed lighting scheme has first been submitted to and approved in writing by the local planning authority. The lighting scheme shall demonstrate that dark corridors for bat foraging/commuting will be maintained and that the access points to bat boxes remain unilluminated. The lighting scheme shall be carried out in accordance with the approved details.*

Reason - To protect the natural environment and important habitat in accordance with Policy EnW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

7. *Prior to the commencement of development, the materials to be used in the construction of the external surfaces of the parking area/driveway shall be submitted to and approved in writing by the local planning authority. The parking area/driveway shall be completed in accordance with the approved details prior to the occupation of the dwelling and shall remain available for its designated use in perpetuity.*

Reason - In the interests of visual amenity and highway safety and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

8. *No development shall take place until details, including structural calculations and facing materials, of any retaining wall which exceeds 1 metre in height have been submitted to and approved in writing by the Local Planning Authority. The walls shall be completed in accordance with the approved details before the development hereby approved is brought into beneficial use.*

Reason - In the interest of safety and visual amenity in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

The information submitted with your application has been fully considered and I would advise the following:

Condition 3:

The plans submitted to discharge condition 3 indicate that the boundary enclosing the site from Heolgerrig Road and Six Bells Estate would comprise a composite fence measuring between 1.5m in height and 1.8m in height. Whilst a composite fence may be acceptable, it is unclear where the 1.8m high fence would be erected and where the 1.5m high fence would be erected. I would also advise that a 1.5m high along the front boundary, adjacent to Six Bells, would likely result in a high boundary which would not be in context with the height of other front boundary treatments in the immediate vicinity, since these tend to comprise of low walls/fencing.

It is also noted that the boundaries to the west and north of the site have not been included in the plan.

I can therefore advise that based on the information submitted, condition 3 cannot be discharged.

Condition 4:

The documents/plans and supporting information submitted to discharge condition 4 have been considered and it is noted that many of these documents (Response to LPA and Planning Department; Addendum to Response to Planning Department; Preliminary Ecological Appraisal; Green Infrastructure Statement, etc) have been previously submitted under the application P/25/0167. As such, they have already been considered under the former application P/25/0167.

It has been noted that additional information has been received regarding the proposed permaculture garden, as set out in the report titled 'Condition 4 Removal'. However, while the species themselves are not native species and PPW12 supports and favours the use of native species, these measures alone do not fulfil the criteria of and wording, set out in condition 4.

It is recognised however that some information has been received in respect of enhancement measures, namely the installation of bird and bat boxes, as set out in the report 'Condition 4 Removal' and the Lighting Plans and Finishes' (Rev A. Drawing No. SB-13). This would satisfy one of the criteria set out under condition 4.

I can therefore advise that based on the information submitted, condition 4 cannot be discharged.

Condition 6:

The plan submitted to discharge condition 6, 'Lighting plans and Finishes' (Rev A. Drawing No. SB-13) provides details of the proposed lighting, as requested, and is satisfactory and acceptable.

I can therefore advise that based on the information submitted, condition 6 is discharged.

Condition 7:

The email submitted, dated 21st April 2026, confirms that the proposed parking area/driveway would be laid in tarmac. This information is satisfactory and acceptable.

I can therefore advise that based on the information submitted, condition 7 is discharged.

Condition 8:

The information submitted to discharge condition 8, namely the Structural Calculations Report (AUX686) indicates that a new 2.3m high retaining wall would be erected along the northern boundary, with 1 Six Bells Estate. This wall, at this height, according to section detail, appears unnecessary given the difference in levels. It also states that the retaining wall is indicative, thus it is unclear whether the wall at this height in this position is in fact proposed. It is also acknowledged that the new retaining wall would appear to be proposed along the same boundary which currently comprises an existing hedgerow. The hedgerow is shown to be a retained landscape feature, as set out in the Green Infrastructure Statement. The erection of the retaining wall along this boundary would therefore have an adverse impact on the hedgerow and would be contradictory to the information sent out in Green Infrastructure Statement.

I can therefore advise that based on the information submitted, condition 8 cannot be discharged.

Please note that conditions 6 and 7 are discharged in so far as it relates to the submission of details, and will of course, only be fully discharged, once the works have been completed on-site in accordance with the approved details.

I have enclosed an updated planning permission (P/25/0167/a) which reflects this decision.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'J Jones', written in a cursive style.

MISS J JONES

CYFARWYDDWR GWASANAETHAU CYMDOGAETH/ DIRECTOR OF NEIGHBOURHOOD SERVICES