



Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990; Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Town/city

Postcode

Description of site location (must be completed if postcode is not known)

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mrs

First name

Diane

Surname

Smith

Company Name

Address

Address line 1

Ty Wern

Address line 2

Cae Wern

Address line 3

Ynysfach

Town/City

Merthyr Tydfil

Country

Mid Glam

Postcode

CF48 1AE

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Email address

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Detached dwelling with detached garage (Full

Reference number

P/22/0018

Date of decision (date must be pre-application submission)

09/06/2023

Please state the condition number(s) to which this application relates

Condition number(s)

No 3 No development shall take place until a site investigation has been carried out in accordance with a methodology first submitted to and approved in writing by the Local Planning Authority. The results of the site investigation shall be submitted to the Local Planning Authority before any development begins. If any land instability issues are found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development shall be submitted to and approved in writing by the Local Planning Authority. Remedial measures shall be carried out prior to the first beneficial use of the development in accordance with the approved details and retained in perpetuity.

No 4 Prior to the occupation of the dwelling hereby approved, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

No 9 No development shall take place until a Phase 1 Land Contamination investigation has been carried out. The Phase 1 report shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any necessary Phase 2 investigation. The report shall assess potential risks to present and proposed receptors, i.e. humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments. The investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11"

No 13 Before the dwelling hereby approved is occupied, details of the following, together with a plan(s) showing their exact siting/location(s) shall be submitted to and approved in writing by the local planning authority: o An integrated bat box. o An integrated sparrow terrace. o Gaps in boundaries for the free passage of hedgehogs across the site. A hibernaculum.

No 14 Before any works commence on site a Reptile Mitigation Strategy (RMS) shall be submitted to and approved in writing by the local planning authority. The works shall be carried out in full accordance with the approved RMS.

No 16 No development or site clearance shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping. The scheme shall clearly identify areas of habitat on site that will be removed and those that will be retained and set out measures for their protection throughout the course of development. It shall also include details for the locations of the wildflower and lawned areas outlined in the Preliminary Ecological Assessment

No 18 Prior to the construction of the dwelling and garage hereby approved, details/samples of the materials to be used in the construction of the external surfaces of these shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Has the development already started?

- ☐ Yes
☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Site Investigation, Signed statement or declaration, Phase 1 Land Contamination, Ecology Enhancements, Reptile Mitigation Strategy, Landscaping, materials to be used in the construction of the external surfaces.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Philip Harris

Date

19/11/2025