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Cyfarwyddwr Gwasanaethau Cymdogaeth
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Cyngor Bwrdeistref Sirol
MERTHYR TYDFIL
MERTHYR TYDFIL
County Borough Council

f.a.o. Arran Dallimore
C2J Architects & Town Planners

(Via email: arran.dallimore@c2jplanners.co.uk)

Dyddiad/Date: 26.09.2025

Ein Cyf / Our ref: P/24/0144

Eich Cyf / Your ref:

Gofynnwch am / Please ask for: David Cross

Llinell Uniongyrchol / Direct Line: 07761330349

e-bost / e-mail: David.cross@merthyr.gov.uk

Dear Arran,

RE: Discharge of conditions 16 (Landscaping Scheme) and 18 (External Lighting) of Planning Permission P/23/0197 relating to a residential development.

I write in regard to the above mentioned application and the supporting information which includes a Landscape Strategy, Planting Plan, Schedules and Specifications, Tree Pit Details, Lighting Plan and the Xcite LED lighting details.

Condition 16 (Landscaping Scheme)

The proposed planting plan (LA.2 – received 09.09.2025) sets out the comprehensive landscaping works across the site involving planted front garden areas, which form part of the sustainable drainage solution for the site. It is noted that hedgerows and trees would be planted at the site entrance and along the western boundary adjoining the lane, landscape/habitat restoration works to the north/south-east parts of the site and features such as logs and boulders would be introduced area adjacent to the site entrance. This landscaping plan, together the updated schedule and specifications 9received 09.09.2025) and tree pit details are deemed to be acceptable.

Condition 18: External Lighting

It is acknowledged that the Lighting Plan (Ref EBS034-EBS-XX-XX-DR-E-708001 P01) indicates that the Lux lighting levels around the restored landscape/habitat areas to the north, east and south-east boundaries of the site. Whilst there is little explanatory information on the plan, it is noted in your email (dated 17.07.2025) that the plan demonstrates that the Lux levels would not exceed 0.5 in the restored habitat areas, which would remain suitable for bats and other nocturnal species. This is on the basis that only small LED downward facing lights would be used on the rear elevation of these dwellings. Additionally, it is acknowledged that this approach was set out in the approved Landscape Environment Management Plan (LEMP). Accordingly, the proposed lighting scheme is deemed to be acceptable.

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The above submitted details are deemed to be acceptable and meet the requirements of the respective conditions. Accordingly, conditions 16 and 18 of planning permission P/24/0190 can now be discharged, subject to the works being completed in accordance with the approved details. I have enclosed an updated planning permission, which reflect this decision.

Yours sincerely



JUDITH JONES
DIRECTOR OF NEIGHBOURHOOD SERVICES

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