

**Our Ref:** 24.230  
**Date:** 28 July 2026

Merthyr Tydfil County Borough Council  
Town Planning Division  
Merthyr Tydfil County Borough Council  
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Dear Sir or Madam,

**Town and Country Planning Act 1990 (As Amended).**

**Discharge of condition 3 (landscaping scheme) in respect of planning decision P/25/0285**  
**Car Park, Hornbeam Close, Gurnos, Merthyr Tydfil, CF47 9BW**  
**Planning Portal ref. PP-15118176**

Asbri Planning is appointed as planning agent to Merthyr Valleys Homes in respect of the above planning application to discharge condition 3 (landscaping scheme) of planning decision P/25/0285 (the erection of Passivhaus modular residential units, laundry, bin store, landscaping, parking and associated works). The planning application has been submitted via Planning Portal and the submission documents are listed below.

The following drawings are submitted, prepared by LeTrucco Design Architecture:

| Drawing name         | Drawing reference  |
|----------------------|--------------------|
| Site Location Plan   | LT2509.00.01       |
| Proposed Site Layout | LT2509.04.01 Rev D |

The following supporting documents are submitted:

| Document name (reference where appropriate)                        | Prepared by                       |
|--------------------------------------------------------------------|-----------------------------------|
| Planning Application Form                                          | Asbri Planning                    |
| Covering Letter                                                    | Asbri Planning                    |
| Detailed Soft Landscape Proposals (Sheet 1 of 2) (LB594_D01 Rev D) | Laird Bailey Landscape Architects |
| Detailed Soft Landscape Proposals (Sheet 2 of 2) (LB594_D01 Rev E) | Laird Bailey Landscape Architects |

In addition, the planning application fee of £333.00 will be paid by the applicant via Planning Portal.

**Introduction**

Application P/25/0285 for the erection of Passivhaus modular residential units, laundry, bin store, landscaping, parking and associated works at Car Park, Hornbeam Close, Gurnos, Merthyr Tydfil, CF47 9BW was approved on the 8<sup>th</sup> June 2026.

**Condition 3 (Landscaping Scheme)**

Condition 3 of P/25/0285 relates to the landscaping scheme. It states as follows:

*"Prior to the commencement of development, a comprehensive landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include:*

- *Full planting plans, including species, sizes, densities and positions*
- *Details of all trees and hedgerows to be retained and/or planted*
- *Measures for the protection of retained vegetation*
- *Details of ongoing management and maintenance.*

*The approved landscaping scheme shall be implemented in full in accordance with the approved details and shall thereafter be retained and maintained in perpetuity.*

*Reason - In the interests of the visual amenities of the site and wider area, and to accord with Future Wales and Planning Policy Wales (Edition 12, February 2024) requires all development to maintain and enhance biodiversity and to accord with Policies SW11 and EnW1 of the Merthyr Tydfil County Borough Council Replacement Development Plan (2016-2031)."*

The accompanying Detailed Soft Landscape Proposals (sheets 1 and 2) are submitted to discharge condition 3.

### **Conclusion**

I trust that the submitted documents allow the application to be validated and look forward to receiving details of the name of the case officer, application reference number and target determination date. If you have any queries in the meantime, please do not hesitate to get in touch.

Yours sincerely,

**Nancy Heffaran**

Planner