



Mr Paul Thomas
(response via email:
utopiadas@hotmail.com)

Dyddiad/Date: 4th June 2026

Ein Cyf./Our ref.: P/26/0056

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 (MATERIAL FINISHES) AND 4 (RETAINING WALL DETAILS) OF PLANNING PERMISSION P/23/0098.

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

3. Prior to the commencement of development, details/samples of the materials to be used in the construction of the external surfaces of the dwelling, 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.

4. 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, which includes the following plans/details:

Merthyr Tudful
... lle i fod yn falch ohono

Merthyr Tydfil
... a place to be proud of

- Retaining wall calculations (23691 - Rev 1), received: 29th May 2026;
- Proposed Site Plan, Drawing Number: 034 SI 003c, received 18th March 2026;
- Retaining Wall Layout & Foundation Layout, Drawing Number: 23691 Rev A, received: 18th March 2026;
- Proposed Materials, Drawing Number: Angus House Doc 01, received: 18th March 2026;
- Structural Calculations, received: 18th March 2026.

has been assessed and is considered acceptable. I can confirm that conditions 3 and 4 are therefore discharged.

Please note that conditions 3 and 4 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/23/0098/a) which reflects this decision.

Yours faithfully,



MISS J JONES
CYFARWYDDWR GWASANAETHAU CYMDOGAETH/ DIRECTOR OF NEIGHBOURHOOD SERVICES