

Our Ref: 22.198
Date: 12 December 2025

Merthyr Tydfil County Borough Council
Town Planning Division
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Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS

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Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)

Approval of details relating to the discharge of Condition 4 (Retaining walls) of planning permission P/24/0140

Cefn Isaf Flats, Pontycapel Road, Cefn Coed y Cymmer, Merthyr Tydfil, CF48 2RA
Planning Portal Ref: PP-14302916

Asbri Planning is appointed as planning agent to Merthyr Valleys Homes (MVH) in respect of the above application for the approval of details relating to the partial discharge of Condition 3 (Materials) of planning permission P/24/0140 relating to the following development at Cefn Isaf Flats, Pontycapel Road, Cefn Coed y Cymmer:

Redevelopment of site involving the demolition of existing buildings and construction of new buildings to accommodate 40 No. residential flats, parking, landscaping, sub-station, bin store, air source heat pump, engineering works, drainage, roof top solar provision and associated works (Full).

Planning permission was granted on the 14th November 2024. Condition 4 of the permission relates to structural calculations and facing materials, of any retaining walls and states:

"Prior to any construction works commencing on site (other than demolition) details, including structural calculations and facing materials, of any retaining wall which exceeds 1 metre in height shall be 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 application has been submitted via Planning Portal and the submission documents are listed below. The following details are submitted:

Document Name	Provided by
Application Form	Asbri Planning
Covering Letter	Asbri Planning
Site Location plan (ref: CEF-CoA-00-00-DP-A-(04)001)	Coffey Architects
Condition 4	
21714-VAL-ZZ-ZZ-DR-S-1010 - SITE PLAN & SECTIONS	Vale Consultancy
21714-VAL-ZZ-ZZ-DR-S-1011 – Retaining wall sections	Vale Consultancy
21714-VAL-ZZ-ZZ-DR-S-1012 – Site Section A	Vale Consultancy

The application fee of £242.00 will be paid via planning portal.

I trust that the submitted documents allow the application to be validated and look forward to receiving details of the 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,

A handwritten signature in black ink, appearing to be 'Sion Mainwaring', written in a cursive style.

Sion Mainwaring
Graduate Planner