



Mr Tobias Robinson
(via email: tobias.robinson@lichfields.uk)

Dyddiad/Date: 1 September 2026

Ein Cyf / Our ref: P/26/0126
Eich Cyf / Your ref:

Gofynnwch am / Please ask for: Rebecca Owens
Llinell Uniongyrchol / Direct Line: 01685 726281
e-bost / e-mail: Rebecca.owens@merthyr.gov.uk

Dear Tobias,

RE: DISCHARGE OF CONDITIONS 3 (BAT BOXES), 4 (BIODIVERSITY ENHANCEMENTS), 8 (LEMP), 14 (TRUNK WATERMAINS), CONDITION 16 (HISTORIC BUILDING RECORDING AND ANALYSIS) AND CONDITION 21 (CONTAMINATION) OF PLANNING PERMISSION P/25/0265 AT STATION HOUSE, RHYMNEY COMMON ROAD, DOWLAIS, MERTHYR TYDFIL

I write with regard to the application to discharge conditions of planning permission P/25/0265, which was submitted on the 11th June 2026 (planning reference P/26/0126). The information submitted has been considered and I advise as follow:

Our Ecologist has considered the following information/documents submitted in pursuance of **conditions 3 (Bat boxes), 4 (Biodiversity enhancements) and 8 (LEMP)** and these are found to be acceptable. As such, these conditions are discharged.

- Biodiversity Engagement Plan, drawing number edp9069_do16, produced by The Environmental Dimension Partnership Ltd, dated 4th June 2026
- Landscape and Ecological Management Plan, report reference edp9069_r006f, produced by The Environmental Dimension Partnership Ltd, dated July 2026
- Proposed lighting design - ground level, Drawing number: DWG 01 Rev. 3 and LiAS Design Notes & Luminaire Schedule, Drawing number DWG 00 Rev. 3.
- Proposed lighting design – 4m AGL, Drawing number: DWG 01 Rev. 3 and LiAS Design Notes & Luminaire Schedule, Drawing number DWG 00 Rev. 3

Dwr Cymr Welsh Water have considered the following documents with respect to **Condition 14 (Trunk watermains):**

- Proposed Water Main Diversion Plan, Drawing number 001 issue 01;
- Proposed Water Main Connection Details, Drawing Number 002 issue 01;
- Method statement issue P01, dated 28th July, produced by Tojan Group; and
- Proposed Drainage Layout, Drawing number 4240241-1200, Rev. C5.

They have noted these illustrate that no SuDS feature will be located directly above the 18 inch Trunk Watermain and that the 8 inch watermain crossing the site is to be diverted. Furthermore, the proposed rising main is located outside the protection zone of the 18 inch Trunk Watermain. They have also reviewed the RAMS submitted directly to them via email. They have indicated that this information is satisfactory and have therefore confirmed that this condition can be discharged. However, they have highlighted that approval under Section 104 of the Water Industry Act 1991 has not yet been concluded and as such amendments may be required through this process. If this is the case, then a further application to discharge this condition maybe required for the amended details.

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Heneb have considered the amended version of the report Historic Building Recording (dated 28 July 2026, produced by Lichfields) submitted in pursuance of **Condition 16 (Historic building recording and analysis)**. They are satisfied with the contents of this and have indicated that this condition can be discharged.

With respect to **condition 21 (contamination)** I advise that NRW have considered the following documents and are satisfied that this condition can be discharged:

- Site Investigation and Risk Assessment Report, Ref. J15809 Version 2 (Southern Testing Laboratories Limited, dated August 2025, updated in July 2026)
- Remediation Strategy and Verification Plan Report, Ref. V0996 Version 2 (Southern Testing Laboratories Limited, dated June 2026, updated in July 2026)

In respect to the above, I therefore enclose a copy of the updated Decision Notice. The conditions will be fully discharged on the implementation of the details hereby approved. If you have any questions regarding this, please do not hesitate to contact my Planning Officer Rebecca Owens using the above contact details.

Yours sincerely

P.P. 

JUDITH JONES
DIRECTOR OF NEIGHBOURHOOD SERVICES

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