



Mr Matthew Jones
(response via email:
mjones@maxiom.net)

Dyddiad/Date: 26th February 2026

Ein Cyf./Our ref.: P/25/0206

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 (BOUNDARY TREATMENTS), 4 (OBSCURE GLAZING), 5 (PRIVATE ROAD AND DRIVEWAYS, INC. DRAINAGE), 13 (LIGHTING SCHEME), AND 14 (BIODIVERSITY ENHANCEMENTS) OF PLANNING PERMISSION P/24/0013

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

3. Prior to the commencement of development, a plan indicating the positions, height, design, materials and type of boundary treatment to be erected shall be submitted to and approved in writing by the local planning authority. The boundary treatment shall be completed as approved, before the occupation of the dwelling.

Reason - To ensure that the new development will be visually attractive and boundaries protected in the interests of residential amenity in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

4. Before the development hereby permitted is brought into use, the first floor north facing windows, to serve the en-suite and the bathroom of the proposed dwelling on Plot 9, shall be fitted with obscured glazing, details of which shall first be submitted to and agreed in writing by the local planning authority. The windows shall be permanently retained in that condition thereafter.

Reason - In the interest of residential amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

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5. No development shall take place until details for the construction of the private road and driveways as shown on the Site Layout Plan (drawing number 12/12/02, received 19th May 2025), including level/sections, drainage (with porosity information), visibility splays, material finishes and the location and protection works for the stormwater culvert at the entrance to the site, have been submitted to and approved in writing by the local planning authority. The development shall be completed in accordance with the approved details prior to the occupation of the dwelling and the parking spaces shall remain available for its designated use in perpetuity.

Reason - To ensure that the dwelling is served by an adequate access in the interest of highway safety, biodiversity and to protect the watercourse, in accordance with Policies SW11, EnW1 and EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

13. No external lighting shall be installed on the dwelling or on-site, until a detailed lighting scheme has first been submitted to and approved in writing by the local planning authority. The lighting scheme shall demonstrate that dark corridors for bat foraging/commuting will be maintained and that the access points to bat boxes remain unilluminated, in accordance with the recommendations of the Ecological Assessment (received 21st November 2024). The lighting scheme shall be carried out in accordance with the approved details.

Reason - To protect the natural environment and important habitat in accordance with Policy EnW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

14. Prior to the commencement of development, a plan indicating the positions/siting, design, materials and type of biodiversity/enhancement measures to be provided on-site (as stipulated in the list of approved plans and reports), to include the provision of bat and bird boxes, hibernacula, hedgehog passageways, planting of trees and hedgerow, and rain gardens etc, shall be submitted to and approved in writing by the local planning authority. The biodiversity/enhancement measures shall be completed in accordance with the approved details prior to the occupation of the dwelling.

Reason - To protect the natural environment and important habitat in accordance with Policy EnW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

The information submitted with your application, which includes the following plans/reports:

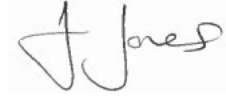
- Biodiversity Plan (Private Road Construction Plan), Drawing Number: 31/06/25 Rev 3, received: 12th February 2026;
- Landscape Plan, Drawing No: 01/01/25 Rev 4, received: 26th January 2026
- External Lighting Elevations Plots 9 and 10, received: 16th October 2025;
- Spec Table - lighting date plots 9 and 10, received: 16th October 2025;
- Lighting Spec Sheet, received: 11th August 2025;
- Lighting Spec – Phillips, received: 11th August 2025;
- Lighting Spec – Collingwood, received: 11th August 2025;
- Drainage Strategy Report, received: 24th July 2025;
- Lighting Scheme Report, received: 24th July 2025;
- Cover letter, received: 24th July 2025.

has been assessed and is considered acceptable. I can confirm that conditions 3, 4, 5, 13 and 14 are therefore discharged.

Please note that conditions 3, 4, 5, 13 and 14 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/24/0013/a) which reflects this decision.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'J Jones', written on a light background.

MISS J JONES

**CYFARWYDDWR GWASANAETHAU CYMDOGAETH/ DIRECTOR OF NEIGHBOURHOOD
SERVICES**