



f.a.o. Mr Mark Collins
59 Wern Isaf
Dowlais
(Via email: markcillons30@googlemail.com)

Dyddiad/Date: 16.12.2022

Ein Cyf / Our ref: P/22/0299
Eich Cyf / Your ref:

Gofynnwch am / Please ask for: David Cross
Llinell Uniongyrchol / Direct Line: 07761330349
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Dear Mr Collins

RE: Discharge of conditions 3 (Material Finishes), 4 (Boundary Details), 5 (Retaining Works), 6 (Drainage) and 8 (Landscaping) of planning permission P/19/0129 relating to a dwelling.

I write in regards to the above mentioned application and the supporting information provided, which includes, details of the proposed material finishes, photos of the boundary enclosures, gabion basket calculations, details of the proposed planting.

Condition 3: Material Finishes

The proposed external material finishes on the dwelling would comprise Cassandra Multi-Weinerberger brickwork on the lower half of the elevations, with smooth render on the upper parts of the elevations and Marley Edgemere concrete roof tiles. The garage building would utilise the same brickwork on the elevations and roof tile. The material finishes are deemed to be acceptable.

Condition 4: Boundary Details

It is acknowledged in the photos of the site, that 2m high timber fencing supported with concrete posts have been erected along the western and south boundaries. Elsewhere a brickwork walls (with railings above) would be constructed, as shown on the approved plans, along the eastern boundary utilising the same brickwork as that to be used on the elevations of the dwelling. The proposed boundary details are acceptable.

Condition 5: Retaining Works

The submitted retaining wall calculations for the gabion baskets along the western boundary of the site have been reviewed by our engineers and are deemed to be acceptable.

Condition 6: Drainage

It is acknowledged that the proposed development has received SAB approval for the management of surface water drainage and that the proposed foul drainage will be appropriately assessed as part of the building regulation approval.

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Condition 8: Landscaping

The approved plans indicate the private garden area would largely comprise a grassed area and shrub planting would be introduced to the rear of the detached garage. Whilst a detailed landscaping plan has not been provided, it is acknowledged that the area to the rear of the garage is quite small and that a selection of evergreen species would be planted, including Lonicera Pileata and Ilex Crenata, which can provide suitable hedging and ground cover.

Accordingly, the requirements of conditions 3, 4, 5, 6 & 8 of planning permission P/19/0129 can now be discharged, subject to the works being completed in accordance with the approved details. I have enclosed an updated planning permission, which reflect this decision.

Yours sincerely


JUDITH JONES
P. DIRECTOR OF NEIGHBOURHOOD SERVICES

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