



Cyngor Bwrdeistref Sirol Merthyr Tudful

Cynllunio Trefol (Rheoli Datblygu)

Uned 5

Parc Busnes Triongl

Pentrebach

Merthyr Tudful

CF48 4TQ

Rhif Ffon: 01685 726213

www.merthyr.gov.uk

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990; Historic Environment (Wales) Act 2023

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Street Record

Address Line 1

Cwm Woods Grove

Address Line 2

Heolgerrig

Town/city

Merthyr Tydfil

Postcode

CF48 1DP

Description of site location (must be completed if postcode is not known)

Easting (x)

303962

Northing (y)

206232

Description

Applicant Details

Name/Company

Title

Mr

First name

Dennis

Surname

Lewis

Company Name

Address

Address line 1

8 Cwm Woods Grove

Address line 2

Heolgerrig

Address line 3

Town/City

MERTHYR TYDFIL

Country

United Kingdom

Postcode

CF48 1DP

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Erection of New Dwelling (Full)

Reference number

P/23/0281

Date of decision (date must be pre-application submission)

21/03/2024

Please state the condition number(s) to which this application relates

Condition number(s)

3 - Materials, written details and photographs.
4 - Boundary Treatment.
6 - Retaining Walls.
11 - Landscaping.
14 - Solar Panels.

Has the development already started?

- ☒ Yes
- ☐ No

If Yes, please state when the development was started (date must be pre-application submission)

22/03/2024

Has the development been completed?

- ☒ Yes
- ☐ No

If Yes, please state when the development was completed (date must be pre-application submission)

13/11/2024

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
- ☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 4 - Boundary Treatment.

The North side of our property is facing plot 7 which is separated by their 2 metre wooden feathered fence (see photos).
The West of our property is a breezeblock, white rendered boundary wall in keeping with plot 7 with a timber feathered fence above. There is a natural area of trees and foliage beyond this boundary (see photos).
The South of our boundary there is a graded breezeblock, white rendered boundary wall with a timber feathered fence above in line with neighbouring properties. The land beyond the South facing boundary is owned by Mathew JONES of Maxiom Construction which is currently a multi dwelling building site under construction (P/24/0013 & P/25/0206). As per Ecology Report LEMP approved with conditions 21st August 2024. As you will see from our photos we have no right of access to this location and we were advised on purchase of the land (29/04/2024) from Mathew JONES that Maxiom would be carrying out any boundary treatments such as hedging when they had completed the overall site development (see photos).

Condition 6 - Retaining Wall.

Our retaining wall measures 110cm, however, I believe that Mathew Jones / Maxiom made them this height to be aesthetically pleasing and in line and the same height as with the neighbouring properties whos retaining walls they also built, as the land it is retaining only measures 97cm. Materials used were breezeblock, white render and a coping stone topping (in line with neighbouring properties). (Photos attached).

Condition 11 - Landscaping and Shrubbery.

Beyond our rear boundary wall (west) wild foliage and trees are in situ and we hope and believe that these trees are to be a permanent structure (see rear photos) which will encourage wildlife. The majority of our 2 tier garden is lawn (not artificial). To the front of our address we have installed a rain garden with landscaping & shrubbery (see Landscaping photos), which are in line with those of our neighbours. Also please note that as per condition 13 which has been carried out (bat & Birdboxes), in order to encourage wildlife, we have a number of Prefabricated enclosed batboxes made of PVC within the soffits as well as timber birdboxes around our property.

Condition 14 - Solar Panels.

To the rear section of our roof there are 8 x Solar Panels as per the planning application submitted by Mathew Jones. They are GSE in roof system half portal version x 8 with an estimated 6500 KWh of electricity generated per year. They are in line with the neighbouring properties, all of which have solar panels fitted to the rear of their roofs (please see attached photos).

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

PE/25/0044

Date (must be pre-application submission)

16/07/2025

Details of the pre-application advice received

In relation to Conditions 3, 4, 6, 11 & 14 please provide simple details of materials, written details and photographs by submitting a discharge of conditions application. Also add photos and make reference in relation to batboxes and birdboxes to assist in the application, though condition 13 is not required as bat and bird boxes have been installed.

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Dennis Lewis

Date

13/08/2025