



Mr Luke Brennan
(response via email:
brennan-design@outlook.com)

Dyddiad/Date: 14th August 2026

Ein Cyf./Our ref.: P/25/0097

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 4 (PARKING AREA DETAILS) AND 6 (BOUNDARY TREATMENT DETAILS) OF PLANNING PERMISSION P/20/0225.

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

4. No development shall take place, until details of the construction of the front car parking areas to serve the proposed dwelling and 1, Manorau, as shown on Drawing 4 of 4, received: 16th April 2021, to include details of the disposal of surface water, have been submitted to and approved in writing by the local planning authority. The car parking areas shall be completed in accordance with the approved details prior to the occupation of the dwelling and shall remain available for their designated use in perpetuity.

Reason - To ensure that vehicles are parked off the highway in the interests of road safety, to prevent the discharge of surface water onto the public highway and in the interest of visual amenity, in accordance with Policies SW11 and EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

6. Prior to the occupation of the dwelling hereby approved, a plan indicating the 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 and retained in perpetuity.

Reason - To ensure that the new development will be visually attractive and to protect the hedgerow areas to the southern and western boundaries of the property, in the interests of amenity and biodiversity, in accordance with Policies SW11 and EnW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

Merthyr Tudful
... lle i fod yn falch ohono

Merthyr Tydfil
... a place to be proud of

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

- Email from agent (including Welsh Water response/update), received: 14th August 2026;
- Proposed drainage and boundary treatment plan, Drawing no: 2025-001-Man, Rev 1, received: 14th April 2025;
- Run off Estimation sheet, received: 14th April 2025.

has been assessed and is considered acceptable. I can confirm that conditions 4 and 6 are therefore discharged.

Please note that conditions 4 and 6 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/20/0225/b) which reflects this decision.

Yours faithfully,



MISS J JONES
CYFARWYDDWR GWASANAETHAU CYMDOGAETH/ DIRECTOR OF NEIGHBOURHOOD SERVICES