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19th February 2025

941.07.2

MTCBC - Planning Department
Triangle Business Park, Pentrebach,
Unit 5,
Merthyr Tydfil,
CF48 4TQ

Dear Mr Cross,

Re: Land Adjacent To 6 Brynseion Street Troedyrhiw Merthyr Tydfil

Please find attached details to discharge conditions:

Application Number P/23/0087

CONDITIONS

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Prior to the construction of the dwellings hereby approved details/samples of the materials to be used in the construction of the external surfaces of the dwellings and boundary enclosures shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

The walls to be rendered Painted or through coloured render with render bands in contrasting colour around windows.

Roof – Ashmore Interlocking Double Plain Roof Tile

<https://www.marley.co.uk/roof-tiles/concrete-roof-tiles/ashmore-double-plain-tile>

Windows and doors – White upvc

Fascias and soffits - White upvc

Rainwater goods - White upvc

Patio area to be 450x450mm concrete slabs

Parking spaces to be PERMEABLE PAVING Selected: Brindle

<https://www.marshalls.co.uk/gardens-and-driveways/product/driveline-priora-permeable-block-paving>

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No development shall take place until full engineering details and sections, including structural calculations and materials, of any retaining wall which exceeds 1 metre in height have been

submitted to and approved in writing by the Local Planning Authority. The walls shall be completed in accordance with the approved details before the development hereby approved is brought into beneficial use.

Please find attached retaining wall details.

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No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a 10 year landscape management and maintenance plan. The plan shall be focussed on the open/communal space and all species will be native (including the grass seed mix, which should also include wild flower species) and of local (if not UK) provenance. The development shall thereafter be completed in accordance with the approved details.

The landscaping scheme for both open space and graden will be Winter Green Grass Seed

We trust all is in order.

Yours faithfully
Steven George