



Mr Philip Harris
(response via email:
Philip@3dcadwales.co.uk)

Dyddiad/Date: 9th April 2025

Ein Cyf./Our ref.: P/25/0070
Eich Cyf./Your
ref.:

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 (MATERIAL DETAILS) 4 (SOLAR PANEL DETAILS) 5 (BOUNDARY TREATMENT DETAILS) AND 9 (METHOD STATEMENT FOR JAPANESE KNOTWEED) OF PLANNING PERMISSION P/24/0026

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

3. Prior to the commencement of development, samples/details of the material finishes shall be submitted to and approved in writing by the Local Planning Authority for the following:

- roof tiles;
- roof lights (to include section details);
- render finish.

The development shall be carried out in accordance with the approved details.

Reason - To ensure that the external appearance of the proposed development will be in keeping with the character of the conservation area in the interests of visual amenity and to accord with Policy SW11 of The Merthyr Tydfil Replacement Local Development Plan.

4. Prior to the commencement of development, a plan to scale, indicating the positions, dimensions, design and type of solar panels, to be erected, to include manufacturer name, product name, and product colour, shall be submitted to and approved by the local planning authority. The solar panels shall be completed in accordance with the approved details prior to the beneficial use of the building.

Reason - To protect the character and appearance of the conservation area and ensure that the new development will be visually attractive in accordance with Policy SW11 of the Merthyr Tydfil County Replacement Local Development Plan.

5. Prior to the occupation of the flats hereby approved, a plan indicating the positions, height, design, materials and type of boundary treatment to be erected on all boundaries, shall be submitted to and

Merthyr Tudful
... lle i fod yn falch ohono

Merthyr Tydfil
... a place to be proud of

approved by the local planning authority. The boundary treatment shall be completed as approved before the occupation of the flats.

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

9. No development or site clearance shall take place, until an Invasive Non-Native Species (INNS) Method Statement for JAPANESE KNOTWEED has been submitted to an approved in writing by the local planning authority. The development shall only be carried out in accordance with the approved scheme.

Reason - To ensure compliance with the Wildlife and Countryside Act 1981.

The information submitted with your application and received on 13th March 2025, specifically the following plans:

- Proposed Site Plan Drawing Number A105 Rev 7;
- Roof Elevations Drawing Number MV-02;
- Proposed Roof Plan Drawing Number MV-01;
- Solar Panel details;
- Roof Window Section;
- Roof Window data sheet, and;
- Roof tile details.

The plans contain details of the material finishes of the premises, details of the solar panels and details of the dividing/enclosing boundaries, and are therefore acceptable. A Japanese Knotweed Survey report, prepared by Total Weed Control, was also received on 13th March 2025 and is also found to be acceptable. I can therefore confirm that conditions 3, 4, 5 and 9 are discharged.

Please note that conditions 3, 4, 5 and 9 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/24/0026/a) which reflects this decision.

Yours faithfully,



MISS J JONES
CYFARWYDDWR GWASANAETHAU CYMDOGAETH/ DIRECTOR OF NEIGHBOURHOOD SERVICES