



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

Dyddiad/Date: 9th April 2025

Ein Cyf./Our ref.: P/25/0084
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 (BOUNDARY TREATMENTS), 6 (OBSCURELY GLAZED WINDOW) AND 8 (EXTERNAL LIGHTING) OF PLANNING PERMISSION P/23/0230

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

3. Prior to the occupation of the dwelling hereby approved, a plan indicating the height, design, materials and type of all boundary treatments to be erected, including any gates, shall be submitted to and approved in writing by the local planning authority. The boundary treatments shall be completed as approved before the occupation of the dwelling.

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

6. Before the development hereby permitted is brought into use, the first floor southeast facing side window shall be fitted with obscured glazing, details of which shall first be submitted to and agreed in writing by the local planning authority. The window shall be permanently retained in that condition thereafter.

Reason - In the interest of residential amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

8. No external lighting shall be installed, until a detailed lighting scheme has first been submitted to and approved in writing by the local planning authority. The lighting scheme shall demonstrate dark zones at the boundaries and across the site, dark corridors for bat foraging/commuting with access points to bat boxes to remain unilluminated. The lighting scheme must conform to the latest guidance for wildlife-friendly lighting. Guidance Note GN08/23 Bats and Artificial Lighting At Night. Bat Conservation Trust and The Institute of Lighting Professionals 2023 - <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting>. The lighting scheme shall be carried out in accordance with the approved details.

Merthyr Tudful
... lle i fod yn falch ohono

Merthyr Tydfil
... a place to be proud of

Reason - To protect the natural environment and important habitat in accordance with Policy EnW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

The information submitted with your application has been considered, specifically the following plans and report:

- ST-11 Boundary treatments and Glazing, received: 26th March 2025;
- ST-05 Proposed Elevations, received: 2nd April 2025;
- ST-10 External Lighting Plan, received: 2nd April 2025;
- ST-12 External Lighting Elevations, received: 2nd April 2025;
- Sylvania Lighting Data Sheet, received: 2nd April 2025.

The plans and report contain details of the boundary enclosures, obscurely glazed window and external lighting and are therefore acceptable. I can therefore confirm that conditions 3, 6 and 8 are discharged.

Please note that conditions 3, 6 and 8 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/23/0230/a) which reflects this decision.

Yours faithfully,



MISS J JONES
CYFARWYDDWR GWASANAETHAU CYMDOGAETH/ DIRECTOR OF NEIGHBOURHOOD SERVICES