

Discharge of Conditions Application – Planning Permission P/24/0013 (Plots 9 & 10, Cwm Woods Grove, Heolgerrig, CF48 1DP)

Dear Mel,

Please find enclosed our formal application to discharge the following conditions attached to planning permission reference **P/24/0013**, in accordance with the Town and Country Planning Act 1990. The relevant application fee of £115 has been submitted.

Conditions to be Discharged:

- **Condition 3** – Boundary Treatment
Submitted: Updated landscape plan showing the fencing positions, height (1.8m), close-board design, and material spec. (Rev 3)
- **Condition 4** – Obscured Glazing (Plot 9)
Submitted: Treforest Glass – Stippolyte Pattern – Level 4 Privacy glass.
- **Condition 5** – Private Road and Culvert
Submitted: Updated Drainage Strategy (Rev 2) confirming culvert continuation and that no protection works are required.
- **Condition 13** – External Lighting Scheme
Submitted: Full scheme showing layout, controls, compliance with ecology guidelines, and lux levels.
- **Condition 14** – Biodiversity/Enhancement Measures
Submitted: Biodiversity layout plan identifying precise locations of bat/bird boxes, rain gardens, hedgerows, trees, and hedgehog routes.

We trust this satisfies the information required. Please let us know if you require any further clarification.

Yours sincerely,

Matthew Jones

(Agent for Julie Jones)

Email: mgjones@maxiom.net

Tel: 07970842615

Discharge of Conditions Application – Planning Permission P/24/0013 (Plots 9 & 10, Cwm Woods Grove, Heolgerrig, CF48 1DP)

Condition 3

3. Prior to the commencement of development , a plan indicating the positions, 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.

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

In respect of condition 3, you state that full details are showing on plan 01/01/25 Rev 2, however, you will note that the height and design have not been included in the plan you referred to. Thus, full details must be submitted with the application to enable the condition to be discharged.

See the revised landscape drawing with included close boarded fencing details as requested to discharge condition 3. (Landscape Rev 3.pdf)

Condition 4

4. Before the development hereby permitted is brought into use, the first floor north facing windows, to serve the en-suite and the bathroom of the proposed dwelling on Plot 9, shall be fitted with obscured glazing, details of which shall first be submitted to and agreed in writing by the local planning authority. The windows 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.*

In respect of condition 4, you state that this would be stipulite level 4. I am unsure what stipulite means. Please note that we would need the manufacturer name and/or glazing name, as well as the level of privacy, which in this case, you have confirmed level 4. Please ensure that these details are submitted as part of your application, to enable the condition to be discharged.

<i>Obscured Glass</i>	<i>Glass Pattern</i>	<i>Privacy</i>	<i>Manufacturer</i>
Glass to be used in the North facing windows	will be stippolyte pattern  Privacy Level 4 - Stippolyte	The stippolyte glass maintains a level 4 privacy	Treforest Glass

Condition 5

*5 **No development shall take place** until details for the construction of the private road and driveways as shown on the Site Layout Plan (drawing number 12/12/02, received 19th May 2025), including level/sections, drainage (with porosity information), visibility splays, material finishes and the location and protection works for the stormwater culvert at the entrance to the site, have been submitted to and approved in writing by the local planning authority. The development shall be completed in accordance with the approved details prior to the occupation of the dwelling and the parking spaces shall remain available for its designated use in perpetuity.*

***Reason** - To ensure that the dwelling is served by an adequate access in the interest of highway safety, biodiversity and to protect the watercourse, in accordance with Policies SW11, EnW1 and EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.*

In respect of condition 5, you state that all of this information is included in the Drainage report already approved. I note that the culvert appears to stop before it reaches plots 8, 9 and 10, if this is accurate, the report can be re-submitted for consideration when discharging this condition. If this is not accurate please amend the report to confirm that the culvert runs north to south alongside the entrance to these plots. Please also include details of the protection works to the culvert, or alternatively, confirm that no protection works are required and the reasons for this.

The culvert is indicated on drawing 19735_500_r02 Drainage Plan.pdf. The plan shows the culvert ending at a manhole outside of plot 8 (The light blue wide line). This is in fact a mistake, as the culvert continues and runs north to south the length of the main road. However, there will be no connection or works involving the culvert. A rainwater connection pipe has already been installed and connected into the culvert at the entrance where the main road meets Pantycelyn (See Page 7 & 12 “Priority Level 3 – Discharge to an open surface water body” for explanation). There is no need for any protection or connection works to the culvert. The Drawing has been amended with a continued blue strip indicating the continuation of the culvert. See Updated Drainage Strategy Attached. (Drainage Strategy Rev 2)

Condition 13

*13 **No external lighting shall be installed on the dwelling or on-site**, until a detailed lighting scheme has first been submitted to and approved in writing by the local planning authority. The lighting scheme shall demonstrate that dark corridors for bat foraging/commuting will be maintained and that the access points to bat boxes remain unilluminated, in accordance with the recommendations of the Ecological Assessment (received 21st November 2024). The lighting scheme shall be carried out in accordance with the approved details.*

***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.*

In respect of condition 12, you state that the lighting scheme has already been submitted and the above attached document is also attached for consideration. Please ensure that the lighting scheme which you state has already been submitted, as well as the above document, is included with your application, to enable the condition to be discharged.

Please find attached the lighting scheme. (Lighting Scheme Plot 9&10.pdf)

Condition 14

***14 Prior to the commencement of development**, a plan indicating the positions/siting, design, materials and type of biodiversity/enhancement measures to be provided on-site (as stipulated in the list of approved plans and reports), to include the provision of bat and bird boxes, hibernacula, hedgehog passageways, planting of trees and hedgerow, and rain gardens etc, shall be submitted to and approved in writing by the local planning authority. The biodiversity/enhancement measures shall be completed in accordance with the approved details prior to the occupation of the dwelling.*

***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.*

In respect of condition 14, you state that this information is already included in the report. To an extent this is accurate, however, these are recommendations set out in the report. As such, plans to show all enhancement measures to be provided on-site for both plots are required. This would need to include bat and bird boxes/elevations of both properties, as well as the provision of hedgerows, rain gardens, etc.

We have had many instances where developers/applicants are not providing the necessary mitigation/biodiversity enhancements. As such, we are now requesting that this be shown in a separate plan (aside of the recommendations set out in the report) to ensure that these measures are carried out. In the event that these are not carried out, the matter can be passed to the enforcement section for investigation and further action.

Please see the Biodiversity plan as requested. (Biodiversity.pdf)