

Our Ref: 22.198
Date: 3rd September 2025

Merthyr Tydfil County Borough Council
Town Planning Division
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Mulberry Drive
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Cardiff
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Dear Sir or Madam,

Town and Country Planning Act 1990

Approval of details relating to the partial discharge of Condition 3 (Materials) of planning permission P/24/0140

Cefn Isaf Flats, Pontycapel Road, Cefn Coed y Cymmer, Merthyr Tydfil, CF48 2RA
Planning Portal Ref: PP-14302916

Asbri Planning is appointed as planning agent to Merthyr Valleys Homes (MVH) in respect of the above application for the approval of details relating to the partial discharge of Condition 3 (Materials) of planning permission P/24/0140 relating to the following development at Cefn Isaf Flats, Pontycapel Road, Cefn Coed y Cymmer:

Redevelopment of site involving the demolition of existing buildings and construction of new buildings to accommodate 40 No. residential flats, parking, landscaping, sub-station, bin store, air source heat pump, engineering works, drainage, roof top solar provision and associated works (Full).

Planning permission was granted on the 14th November 2024. Condition 3 of the permission relates to a Scheme for Affordable Housing and states:

Prior to any construction works commencing on site (other than demolition), details/samples of the materials to be used in the construction of the external surfaces of the blocks of flats, ASHP Enclosure and Bin Store shall be submitted to and approved in writing by the local planning authority. 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 area and adjoining buildings in the interests of visual amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

Materials

The proposed materials for the main development and bin store are detailed in the accompanying materials diagram. As the external appearance of the ASHP enclosure remains under consideration, we seek a partial discharge of Condition 3 for the approved elements at this time.

The application has been submitted via Planning Portal and the submission documents are listed below. The following details are submitted:

Document Name	Provided by
Application Form	Asbri Planning
Covering Letter	Asbri Planning
Site Location plan (ref: CEF-CoA-00-00-DP-A-(04)001)	Coffey Architects

Condition 3

Materials diagram
(ref: 11838-RL-ZZ-ZZ-DR-A-0110_P2)

Roberts Limbrick

The application fee of £115.00 will be paid online.

I trust that the submitted documents allow the application to be validated and look forward to receiving details of the application reference number and target determination date. If you have any queries in the meantime, please do not hesitate to get in touch.

Yours sincerely,



Sion Mainwaring

Graduate Planner