

Date: 13th December 2024

Our Ref: FG/22.198

Merthyr Tydfil County Borough Council
Town Planning Division
Unit 5
Pentrebach
CF48 4TQ

Suite D, 1st Floor

220 High Street

Swansea

SA1 1NW

Dear Sir or Madam,

Tel: 01792 480535

Town and Country Planning Permission Act 1990 (as amended)

Discharge of Condition 8 (LEMP) relating to planning permission P/24/0140

Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA

Planning Portal Reference: PP-13637130

Asbri Planning Ltd is appointed as planning agent to Merthyr Valleys Homes in respect of the above discharge of condition 8 application. This application seeks approval of details reserved by condition relating to planning permission P/24/0140.

Condition 8 states as follows:

"Prior to any construction works commencing on site (other than demolition), a Landscape Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the local planning authority. These details shall include:

- *a plan illustrating areas of onsite landscaping, habitats and green infrastructure to be retained, protected and enhanced;*
- *details of the ecological mitigation and enhancements measures i.e. bat boxes, bird boxes, hibernacula and gaps in boundaries for hedgehogs;*
- *a management plan for the monitoring and maintenance of all onsite landscaping, habitat, green infrastructure and ecological measures;*
- *details of the funding mechanisms to meet the maintenance, management and monitoring objectives;*
- *an implementation programme including the phasing of works; and*
- *details of the qualified person who will provide ecological supervision.*

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

Reason - To protect the natural environment and important habitats in accordance with Policies EnW1, EnW2 and EnW3 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan."

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
Cover Letter	Asbri Planning
Site Location Plan (Ref: CEF-CoA-00-00-DP-A-(04)001 Rev. P04)	Coffey Architects
Condition 8	
Landscape & Ecology Management Plan	TDA

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,



Ffion Goodland - Planner