



Mr Matt John
(Response via email:
atriumplanning@icloud.com)

Dyddiad/Date: 19th April 2024

Ein Cyf./Our ref.: P/24/0056
Eich Cyf./Your
ref.:

Gofynnwch am/Please ask for: Mel Ferreira
Llinell Uniongyrchol/Direct 01685 726278
Line:
e-bost/e-mail: mel.ferreira@merthyr.gov.uk

RE: APPLICATION TO DISCHARGE CONDITION 3 (BOUNDARY TREATMENT DETAILS), 4 (SOLAR PANEL DETAILS), 5 (BAT BOX DETAILS) AND 6 (OBSCURE GLAZING DETAILS) OF PLANNING PERMISSION P/23/0141

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

3. Prior to the commencement of development, a plan indicating the 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 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 residential amenity in accordance with Policy SW11 and CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

4. Prior to the commencement of development, a plan indicating the positions, dimensions, design and type of solar panels to be erected on the front roof slope, 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 occupation of the dwellings.

Reason - To ensure that the new development will be visually attractive in accordance with Policies SW11 and CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

5. Prior to the occupation of the dwellings hereby approved, details of a bat box and its siting near the apex of each of the gable ends of the proposed dwellings, shall be submitted to and approved in writing by the Local Planning Authority. The bat box shall be erected 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 Policies EnW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

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6. Prior to the occupation of the dwellings, the first-floor landing window to the northwest side elevation (adjacent to 99 Brecon Road), (as illustrated on Drwg no: Brec Rd Plan v20) 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.

I can confirm that the information submitted with your application, which includes the following plans and information:

- Boundary details – as shown in drawing no's AL (9-)01A and AL(9-) 01C;
- Solar panel details –as shown in Clearline Fusion G1 Photovoltaic Panels leaflet, Clearline Fusion Installation leaflet and drawing no's AL (4-)100A and 2401-AL(3)20E(2);
- Bat box details – Clay bat box range as confirmed via email;
- Obscure glazing details – Pilkington Level 5 as confirmed via email.

is acceptable. As such, conditions 3, 4, 5 and 6 can be discharged.

Please note that these conditions are discharged in so far as they relate 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/23/0141/a) which reflects this decision.

Yours faithfully,



MISS J JONES
CYFARWYDDWR GWASANAETHAU CYMDOGAETH/ DIRECTOR OF NEIGHBOURHOOD SERVICES