



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

Dyddiad/Date: 19th December 2025

Ein Cyf./Our ref.: P/25/0290

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 (DRIVEWAY DETAILS), 4 (BOUNDARY DETAILS) AND 6 (RETAINING WALL DETAILS) OF PLANNING PERMISSION P/25/0240

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

3. Prior to the construction of the proposed parking area/driveway, the materials to be used in the construction of the external surfaces of the parking area/driveway 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.

4. Prior to the construction of the parking area/driveway hereby approved, a plan indicating the positions, height, design, materials and type of boundary treatment to be erected shall be submitted to and approved by the local planning authority. The boundary treatment shall be completed as approved before the use of the parking/driveway area.

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

6. No development shall take place, until details, including structural calculations and facing materials, of any retaining wall which exceeds 1 metre in height have been submitted to and approved in writing by the Local Planning Authority. The walls shall be completed in accordance with the approved details before the development hereby approved is brought into beneficial use.

Merthyr Tudful
... lle i fod yn falch ohono

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Reason - In the interest of safety and visual amenity in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan .

The information submitted with your application, which includes 'Proposed Elevations Drawing Number TR 08' received on 19th December 2025, 'Proposed Parking Area Drawing No TR 09' received on 24th November 2025, and 'Calculations Report' received on 10th November 2025, have been assessed and are considered acceptable. I can confirm that conditions 3, 4 and 6 are therefore discharged.

Please note that conditions 3, 4 and 6 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/25/0240/a) which reflects this decision.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'J Jones', written on a light background.

MISS J JONES
CYFARWYDDWR GWASANAETHAU CYMDOGAETH/ DIRECTOR OF NEIGHBOURHOOD SERVICES