

Our Ref: 23.162
Date: 4th June 2026

Merthyr Tydfil County Borough Council
Town Planning Division
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Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
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Dear Sir or Madam,

Town and Country Planning Act 1990 (As Amended).
Discharge of Conditions 3 (Reinforcement of Local Water Supply), 7 (Cycle Parking), 8 (Parking Material Finish), 11 (Boundary Treatments) 14 (Lighting) and 17 (Retaining Wall Details) of Planning Permission P/26/0060
Land to the North of Goitre Lane, Merthyr Tydfil

Asbri Planning is appointed as planning agent to Morgan Sindall and Merthyr Tydfil County Borough Council in respect of the above planning application for the discharge of conditions 3 (reinforcement of local water supply), 7 (cycle parking), 8 (parking material finish), 11 (boundary treatments) 14 (lighting) and 17 (retaining wall details) of planning permission P/26/0060. The permission allowed for the variation of planning conditions associated with planning permission P/24/0034, and therefore this application seeks to discharge the remaining outstanding conditions within the recently approved S73 application listed above.

It's worth noting that conditions 7, 11 and 17 have already been approved under reference P/26/0080 on the 22nd May 2026. The delegated case officer advised these conditions be resubmitted with this application to be formally approved under S73 approval P/26/0060. The recently approved plans/documents for this application have been highlighted in yellow in the table below for reference.

In addition, the details of condition 8 have also been agreed with as part of the S73 application, however this still needs to be submitted in order for the condition wording to be formally approved.

The submitted plans and documents to accompany each condition are listed below:

Drawing name	Drawing reference
Condition 3 (Reinforcement of Local Water Supply)	
Hydraulic Modelling Assessment	
Condition 7 (Cycle Stand Details)	
Cycle Stand General Arrangements	BX-MW-CAJ-4100-1.00 (Rev D)
Proposed Block Plan	26CB01-LAW-30-00-D-A-069001_C03_
Condition 8 (Parking Material Finish)	
Hard Works Plan	26CB01 CAM 50 XX D C 1100 C07
Condition 11 (Boundary Treatments)	
General Arrangement Site Plan	26CB01-LAW-30-GF-D-A-069003-C05
Condition 14 (Lighting)	
External Lighting Plan	26CB01-MIT-30-00-D-OE-9002-C06
Condition 17 (Retaining Wall Details)	
Flex MSE Retaining Wall	25-6222-F1
Proposed Levels Plan	26CB01 CAM 51 XX D C 0600 C03

In addition to the above, the following plans have also been submitted to accompany the application:

Drawing name	Drawing reference
Site Location Plan	26CB01-LAW-XX-GF-DR-A-039-0001-P02

The correct planning fee of £242.00 will be made payable via internal transfer to Merthyr Tydfil County Borough Council.

I trust that the submitted documents allow the application to be validated and look forward to receiving details of the name of the case officer, 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,



Liam Griffiths-Downing
Associate