

Matthew Jones
Maxiom Limited

On Behalf of Mr and Mrs Lambe
4 Cwm Woods Grove
Heolgerrig
Merthyr Tydfil
CF48 1DP

19 May 2023

Nia Chard
Planning Department
Merthyr Tydfil County Borough Council

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Enforcement No: PE/22/097

Previous Site Address: Plot 4, Land at Upper Colliers Row, Heolgerrig, Merthyr Tydfil
New Address: 4 Cwm Woods Grove, Heolgerrig, Merthyr Tydfil, CF48 1DP

Dear Nia

Thank you for your letter dated 09 May 2023.

In relation to items that you consider in breach. It is the intention of Mr and Mrs Lambe to comply with these items, however planting season commences in November at which time they will continue with the landscape plans. They have already instructed a landscape specialist to erect a fence in preparation for November, however he has a heavy work schedule and cannot undertake the work for another month.

Please also accept this letter and attachments as a formal request to discharge the following conditions. (Please send us a link or information as to how we can pay the fee to discharge the conditions.)

Condition 02 (Actually 03 in Planning Application)

I believe there may be an error in relation to Condition 02 and that you are referring to condition 03 on the planning application.

A SAB Application was submitted and approved in respect of condition 03 see planning application. No: **SAB/21/0011**

Please see attached drawings and details Appendix 2 & 3.

Condition 04

In relation to the boundary positions as stated on drawing CR4/02-B (Appendix 4) and their height, materials and type, they are as follows:



- The red boundary to the east is as stated on drawing CR4/02-B, close boarded feather edge fence at a height of 1.8 m. See attached photo appendix 1
- The green boundary to the south as hi-lighted in drawing CR4/02-B is close boarded feather edge fence at a height of 1.8m. See attached photo appendix 1

Condition 07

The discussed windows have been fitted with obscured glazing with the following spec.

- Obscure Glass
- Contora pattern
- obscure level of 4.

Regards

Matthew Jones
Maxiom Limited
07970842615

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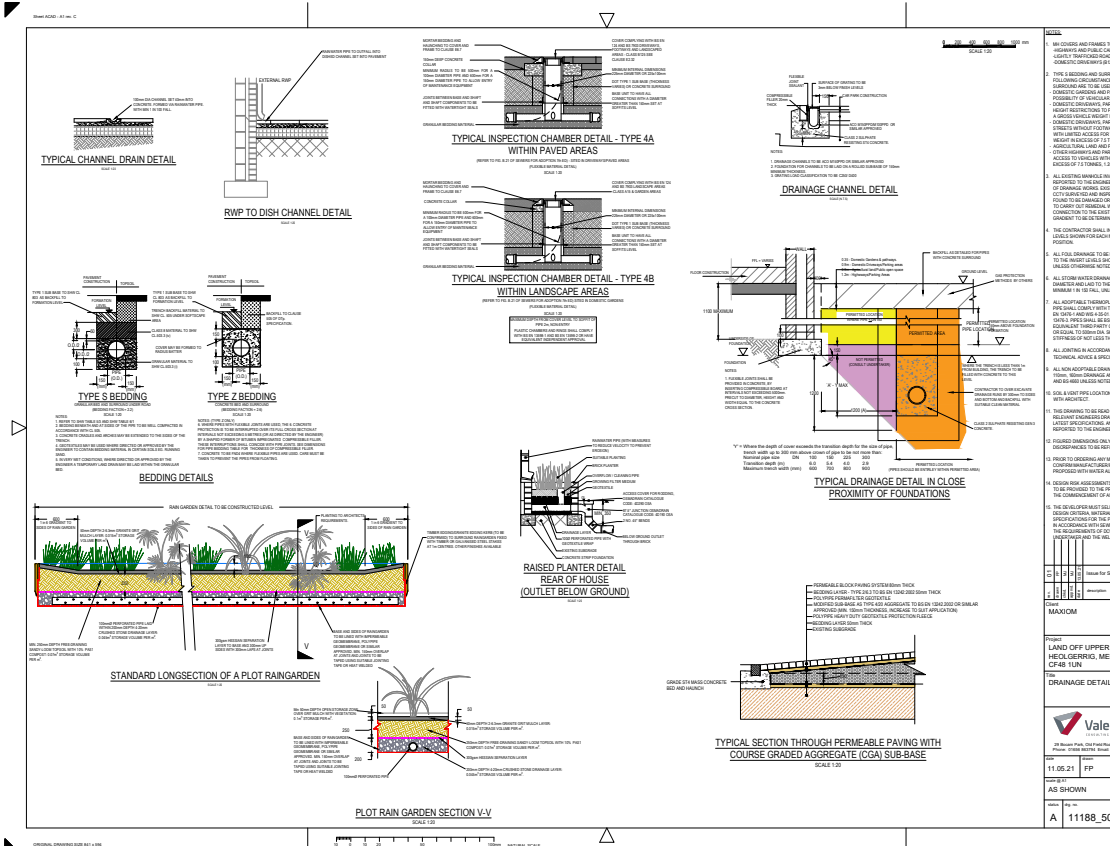
Appendix 1



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Appendix 2



Appendix 3

Judith Jones BA (Hons), BTP, MRTPI
Prif Swyddog Cynllunio a Gwasanaethau Cymdogaeth
Chief Officer Planning & Neighbourhood Services

Unit 5, Parc Fawr Triangle, Penretrbach,
Merthyr Tydfil, CF48 4TQ
Ffôn / Tel: (01685) 725000
Ffacs / Fax: (01685) 374397
www.merthyr.gov.uk



Mr Freddy Payne
Vale Consultancy
Unit 29, Bocam Road
Old Field Road
Pencoed
Bridgend
CF35 5LJ

Dyddiad/Date 9th July 2021
Gofynnwch am / Please ask for: Huw Williams
Llinell Uniongyrchol / Direct Line: 01685 726271
e-bost / e-mail: SAB@merthyr.gov.uk

The Flood and Water Management Act 2010 (Schedule 3) SAB APPLICATION APPROVED

Application No.: SAB/21/0011

Proposal: Detached dwelling, detached garage and private driveway
Location: Plot 4, Land Off Upper Colliers Row Heolgerrig Merthyr Tydfil
Applicant: Mr Matthew Jones

Dear Sir/Madam,

We wish to inform you that your SAB Application relating to the above proposal has been approved subject to the conditions listed below:-

1. Inspection of SuDS

"Upon agreement with the developer, MTCBC SAB will inspect the site during and after the drainage construction on 2 occasions. The developer must provide a means of access to the works and must provide the SAB Officer with at least a 24 hour notice period before covering up the works or when a critical point will be reached in the construction process. A charge of £168 will be made by the SAB for each site visit".

2. Operation and Maintenance Plan

Before commencing construction of the drainage system, the developer must develop and submit a signed operating and maintenance plan, which has been produced in accordance with the requirements of the Statutory standards - "Designing, Constructing, Operating and Maintaining surface water drainage systems". The plan must be formally approved by the SAB. The plan should also identify any maintenance contractors carrying out the maintenance. The SAB will remain ultimately responsible for ensuring that the drainage system will be maintained in accordance with national SuDS Standards.

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Merthyr Tudful
... lle i fod yn falch ohono

3. Statutory Consultee Comments

Condition

No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network. Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution or of detriment to the environment.

Advisory Notes

The proposed development site entrance is crossed by a public watermain(s) with the approximate position being marked on the attached Statutory Public Watermain Record. Under Section 159 of the Water Industry Act 1991, Dwr Cymru Welsh Water has rights of access to its apparatus at all times. No operational development shall be carried out within 3 metres either side of the centreline of the public watermain(s) and therefore we recommend the developer contact Dwr Cymru Welsh Water to discuss and consider possible solutions to protect the integrity of the public watermain and avoid damage thereto. Please note that this SAB consent relates solely to the approval of SuDS components. In order to establish whether the proposed development benefits from consent, the applicant is advised to refer to the planning permission granted as well as any conditions in reference to foul water drainage. In accordance with the Town & Country Planning (Development Management Procedure)(Wales)(Amendment) Order 2016 Dwr Cymru Welsh Water is a statutory consultee to the planning process and will provide comments to any proposals for foul water drainage by response to a planning application consultation.

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

Will you please note that all conditions should be discharged via formal application before work commences on the site. A minimum of 7 days notice should be given to the SAB officer prior to commencement on site.

Appeals to the Welsh Government:

If you are aggrieved by the decision of the SAB to impose the conditions listed above, then you may appeal to the Welsh Government under the Flood and Water Management Act 2010(1) Schedule 3 – The Sustainable Drainage (Appeals) (Wales) Regulations 2018.

If you decide to appeal, then you must do so within six months of the date of this notice, in accordance with regulation 6(1).

Yours faithfully,

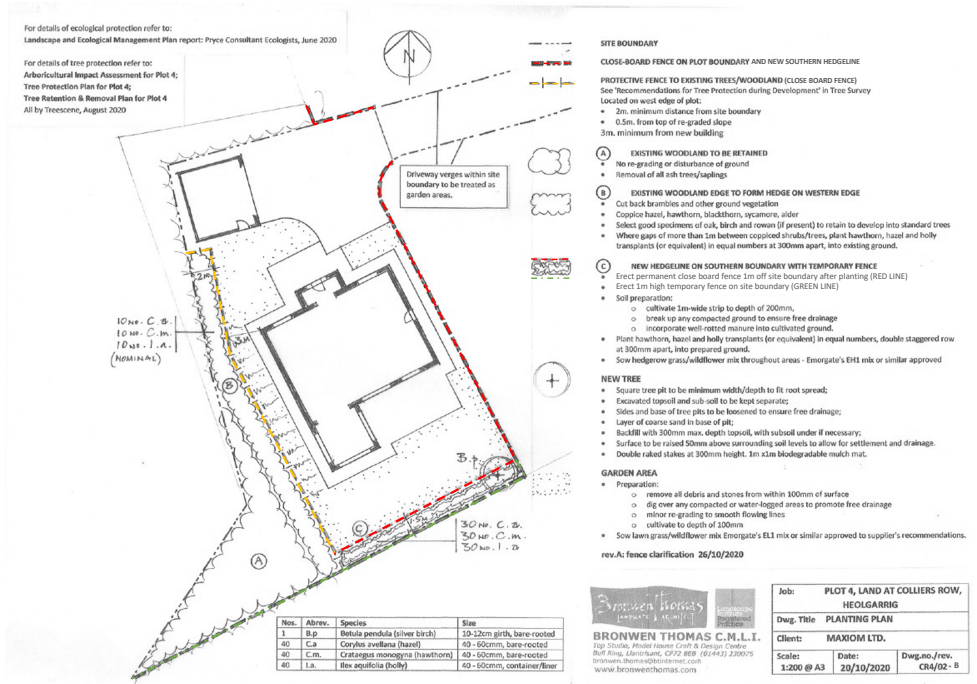
Huw Williams
Senior SAB Officer



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Appendix 4



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