



7th August 2026

Our Ref: 21.173

David Cross
Planning Department
Merthyr Tydfil County Borough Council
Unit 5
Triangle Business Park
Pentrebach
CF48 4TQ

Dear Mr Cross,

DISCHARGE OF CONDITIONS

PROPOSED DEVELOPMENT OF 47 NO. HOMES, LANDSCAPED INFORMAL OPEN SPACE AND OTHER ASSOCIATED WORKS ON LAND AT HILLCREST PARK, LOCATED OFF HAYDN TERRACE/ MITCHELL CRESCENT, MERTHYR TYDFIL, CF47 9JF

LPA REFERENCE NO. P/25/0223

In respect of the above approved development, and in specific reference to the discharge of pre-commencement planning conditions, you will find submitted alongside this letter details to satisfy the following conditions

- 12 (Proposed biodiversity/ecological enhancements); and
- 17 (Affordable Housing) of the consent.

It is noted that the applicable application fee of £242, together with the portal charge of £91, results in a total charge of £333 per submission, which will be paid separately by the client.

The following documents have been submitted online setting out the detail to discharge the conditions; only the information relevant to each submission will be included within each application.

DOCUMENT	REFERENCE	PREPARED BY	CONDITION NO.
Completed form	July 2026	LRM Planning	All
Covering Letter	July 2026	LRM Planning	All
Site Location Plan	0001 S4 P2	Pentan Architects	All

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Ecological Impact Assessment	November 2025 Rev V3.0	Ecological Services	Con 12
Detailed Soft Landscape Proposals	TDA 3019 02(A)	TDA	Con 12
Landscape Specification & Management Plan	Updated December 2025	TDA	Con 12
Proposed Site Plan (Tier One)	1001 S4 P7	Pentan Architects	Con 12
Proposed Site Plan (Tier Two)	1002 S4 P8	Pentan Architects	Con 12
Proposed Site Plan (Tier Three)	1003 S4 P8	Pentan Architects	Con 12
Proposed Site Plan (Roof Plan)	1000 S4 P14	Pentan Architects	Con 12
Boundary Type Detail 5	9600 S3 P1	Pentan Architects	Con 12
House Type A & B (includes Elevations)	2000 S4 P5	Pentan Architects	Con 12
House Type C (includes Elevations)	2100 S4 P4	Pentan Architects	Con 12
House Type D (includes Elevations)	2200 S4 P5	Pentan Architects	Con 12
House Type E (End) (includes Elevations)	2300 S4 P5	Pentan Architects	Con 12
House Type E (Mid) (includes Elevations)	2310 S4 P4	Pentan Architects	Con 12
House Type F (Mid) (includes Elevations)	2400 S4 P4	Pentan Architects	Con 12

House Type F (End)	2410 S4 P4	Pentan Architects	Con 12
(includes Elevations)			
House Type G	2500 S4 P5	Pentan Architects	Con 12

PROPOSED BIODIVERSITY/ECOLOGICAL ENHANCEMENTS (CONDITION 12)

The broad range of ecological mitigation and enhancement measures are set out within Section 5 of the enclosed Ecological Impact Assessment with the following relevant; paragraph 5.1 focusing on nesting opportunities, para 5.2 focusing on bat roosting opportunities, para 5.3 focusing on landscaping, including hedgehog friendly boundary details and para 5.4 focusing on the hibernacula.

Looking at the specific requirements of the condition, the following information is supplied;

- **Updated elevations to illustrate the location of the integrated bird and bat boxes** - please refer to the house type elevations attached which prescribe the bat and bird boxes to be used and illustrate their positions;
- **Details of the proposed reptile hibernacula** - these are illustrated on the soft landscaping proposals and will be carried out in accordance with the specification set out in section 5.4 of the Ecological Impact Assessment;
- **Details of invertebrate boxes (must be made of a woodcrete rather than timber)** - Unitura Woodconcrete Bee Bricks are proposed to be installed around the site [Woodconcrete Bee Brick | NHBS Practical Conservation Equipment](#) A total of 15 bricks are to be installed with 5 no. to be positioned within the retaining wall along the northern boundary and 10 no. to be installed within the retaining wall along the eastern boundary.
- **Details for the provision of gaps in boundaries for passage of hedgehogs and other species** - please refer to the site layout details prepared by Pentan Architects and the boundary details provided which makes suitable access provision for hedgehogs and other species; and
- **Timescale for implementation** - It is anticipated that the initial site set up and enabling works will commence on the site in the late summer (2026), with construction to start in the late autumn/early winter (2026), subject to clearance of associated conditions. It is currently anticipated that construction work will begin on phase 1 dwellings begin in late winter/early spring 2027. Phase 2, including the retaining wall works, is anticipated to commence in March 2027. The development is currently anticipated to be completed in August 2028.
- Initial survey and treatment of the Japanese knotweed will commence in September, following agreement of the treatment programme. An initial site visit and treatment (anticipated to be spraying) will be undertaken at that time. The site will then be monitored and managed as required over a four-year period. The installation of the bat and bird boxes, invertebrate boxes and boundary enclosures will follow the phasing of development which is to be split into two main phases; phase one covering plots 1 to 22 and plots 43 to 47 and phase two covering plots 23 to 42.
- Soft landscape works will be completed in accordance with the approved Landscape Specifications and Management Plan and coordinated with the phased handover of the development. However, tree planting will be undertaken during the appropriate planting season to maximise establishment and ensure survival. The installation of the hibernacula will be completed prior to the commencement of construction works.

AFFORDABLE HOUSING (CONDITION 17)

It is proposed that plots 43-47 (not less than 10% provision) will comprise the affordable housing provision as required by the planning permission (LPA Ref: P/25/0223 - condition 17). These plots are formed by the lower ground floor one bedroom two person apartments.

The proposed units are to be delivered by Hale Group for Merthyr Tydfil Housing Association, a Registered Social Landlord, who will own and manage the development in perpetuity. The dwellings will be built to the Welsh Government's Design Quality Requirements, complying with all relevant certifications and accreditations such housing is required to meet.

As Merthyr Tydfil Housing Association will be responsible for the future management of the development, this will ensure the affordable housing will be retained in perpetuity for this purpose. The criteria used to identify the occupants of the affordable housing units will be determined by the local common housing register and is enforced through a specified lettings policy.

I trust the above and the enclosed are clear and enable you to register and process the application. Should you require any further information or clarification, please do not hesitate to contact me.

Kind regards,



Poppy Winnicott

Graduate Planner LRM Planning Ltd

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