



f.a.o. Matthew Worton

(Via email:) mworton@davies-homes.com

Dyddiad/Date: 14th October 2025

Ein Cyf / Our ref: P/24/0173

Eich Cyf / Your ref:

Gofynnwch am / Please ask for: Gareth Davies

Llinell Uniongyrchol / Direct Line: 07394028911

e-bost / e-mail: Gareth.davies@merthyr.gov.uk

Dear Matthew Worton

RE: Discharge of Conditions 4,6 & 7 landscaping, 10 lighting, 12 samples of finish materials, 16 EV charging, 19 retaining walls and 24 drainage.

I write regarding the above-mentioned application and the supporting information provided relating to the above matters that has been supplied over a number of months.

The details submitted in respect of landscaping relating to conditions 4, 6 ,and 7 of planning permission P/23/0053 are considered acceptable, and you can now regard the requirements of that condition as having been discharged. For the avoidance of doubt the approved documents are: -

1. Dragon Park, Merthyr Tydfil. Landscape, Biodiversity & Amenity Strategy. Drawing number: 577.01. Date: August 2022. Catherine Etchell Associates.

2. Dragon Park, Merthyr Tydfil. Play, Planting & Management Plan (in x3 parts). Drawing number: 577.02. Date: June 2024. Catherine Etchell Associates. Revision D July 2025: Miscanthus spp, Rubus nigrum, Mahonia aquifolium, Cornus sericea, Vinca difformis omitted.

3. Dragon Park, Merthyr Tydfil, CF48 1YT. Ecological Management Plan (as part of LEMP). Dated 04th September 2025. Alder Ecology Ltd.

The details submitted in respect of lighting relating to condition 10 of planning permission P/23/0053 are considered acceptable, and you can now regard the requirements of that condition as discharged for the avoidance of doubt the approved documents are: -

1. Street lighting design at Dragon Park, Merthyr Tydfil. Rev E. Dated 3 September 2025. Alan Tulla Lighting.

2. Dragon Park. Merthyr Tydfil. PROJECT No: Design Check (S38) R5. CALCULATION: Horizontal Illuminance (lux). Dated: 28 August 2025. TRT Lighting.

3. Dragon Park. Merthyr Tydfil. PROJECT No: Design Check (S278) R6. CALCULATION: Horizontal Illuminance (lux). Dated: 28 August 2025. TRT Lighting.

4. Dragon Park. Merthyr Tydfil. PROJECT No: River Path Levels Design Check. CALCULATION: Horizontal Illuminance (lux). Dated: 5 August 2025. TRT Lighting.

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5. Dragon Park. Merthyr Tydfil. PROJECT No: River Levels Design Check. CALCULATION: Horizontal Illuminance (lux). Dated: 5 August 2025. TRT Lighting.

6. Hammonds Drawings:-

ECO-01 REV A – Ecology Strategy

Elevation Drawings

The details submitted in respect of external finishes relating to condition 12 of planning permission P/23/0053 are considered acceptable, and you can now regard the requirements of that condition as discharged for the avoidance of doubt the approved documents are: -

Davies Homes Limited Materials Schedule

Additional Information submitted 28/02/2025.

The details submitted in respect of EV charging relating to condition 16 of planning permission P/23/0053 are considered acceptable, and you can now regard the requirements of that condition as discharged for the avoidance of doubt the approved documents are: -

Hammond Drawing:-EVCP – 01 – EV Charging Plan.

The details submitted in respect of drainage relating to condition 24 of planning permission P/23/0053 are considered acceptable, and you can now regard the requirements of that condition as discharged for the avoidance of doubt the approved documents are: -

Quad Drawings:-

21566-C-031 SAB Adoption Extent

21566-C-032 SAB Adoption Extent

21566-C-411 S.104 Agreement Drawing.

I note that condition 19 is also included in the list of conditions to be discharged on your application form. Given your subsequent assurance that the development of the site will not involve the construction of retaining walls in excess of 1m height there is no reason to pursue this issue further. Should circumstances change then we would want to have sight of any such proposals for approval prior to their construction.

I trust the above is helpful, but if you have any questions, please do not hesitate to contact Gareth Davies using the above email address or telephone number.

Yours sincerely

G. Davies

PP. JUDITH JONES

DIRECTOR OF NEIGHBOURHOOD SERVICES

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Croesawn ohebu yn Gymraeg a fydd gohebu yn y Gymraeg ddim yn arwain at oedi. Rhwch wybod inni beth yw'ch dewis iaith e.e Cymraeg neu'n ddwyieithog.
We welcome correspondence in Welsh and corresponding with us in Welsh will not lead to a delay. Let us know your language choice if Welsh or bilingual.