



Mr Paul Thomas
(via email: utopiadas@hotmail.com)

Dyddiad/Date: 18th October 2024

Ein Cyf / Our ref: P/24/0221

Eich Cyf / Your ref:

Gofynnwch am / Please ask for: Rebecca Owens

Llinell Uniongyrchol / Direct Line: 01685 726281

e-bost / e-mail: Rebecca.owens@merthyr.gov.uk

Dear Mr Thomas

RE: DISCHARGE OF CONDITIONS 3 (KNOTWEED) AND 4 (BIODIVERSITY ENHANCEMENT) OF PLANNING PERMISSION P/24/0169 – 19 THE GRAWEN, BRECON ROAD, MERTHYR TYDFIL

I write with regard to the application to discharge conditions of planning permission P/24/0169, which was submitted on the 23rd September 2024 (planning reference P/24/0221).

Condition 3

The Japanese Knotweed Survey and Remediation Report produced by GWP Property Services, dated 20th September 2024 has been considered and is found to be acceptable. The development shall be carried out in strict accordance with this.

Condition 4

The following documents have been submitted in pursuance of this condition:

- The Biodiversity Enhancement Report, Rev. 03 dated 9th October 2024, produced by GWP Property Services and received on 9th October 2024
- Topographical Site Plan, Drawing No. GRAWEN 19 03D received on 8th October 2024

These propose the following biodiversity enhancements:

- The laying of lawn (vis grass seed or turf) and a new planting area to be planted with EM3F special general purpose Wild Flower Mix. This shall be implemented once the garden area has been Japanese knotweed free for two growing seasons.
- The erection of a bird box (Schwegler 1SP or similar) to the rear of the building
- The erection of a bat box (Schwegler 1FF or similar) on the side of the building
- 13cm x 13cm holes in the base of the fence for hedgehogs.

This information has been considered and is found to be acceptable and the development should be undertaken in accordance with this.

In respect to the above, I therefore enclose a copy of the updated Decision Notice. The conditions will be fully discharged on the implementation of the details hereby approved. If you have any

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questions regarding this, please do not hesitate to contact my Planning Officer Rebecca Owens using the above contact details.

Yours sincerely



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. Rhowch 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.