



Mr Morgan Jones
(response via email:
morganlloydjones@outlook.com)

Dyddiad/Date: 13th December 2024

Ein Cyf./Our ref.: P/24/0035
Eich Cyf./Your
ref.:

Gofynnwch am/Please ask for: Mel Ferreira
Llinell Uniongyrchol/Direct 01685 726278
Line:
e-bost/e-mail: mel.ferreira@merthyr.gov.uk

RE: APPLICATION TO DISCHARGE CONDITIONS 3 (MATERIAL DETAILS) AND 4 (DETAILS OF CONSTRUCTION OF FRONT PARKING AREA) OF PLANNING PERMISSION P/20/0225

I refer to the above application and the following conditions which state:

3. Prior to the construction of the dwelling hereby approved, details of the materials to be used in the construction of the external surfaces of the dwelling shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason - To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

4. No development shall take place, until details of the construction of the front car parking areas to serve the proposed dwelling and 1, Manorau, as shown on Drawing 4 of 4, received: 16th April 2021, to include details of the disposal of surface water, have been submitted to and approved in writing by the local planning authority. The car parking areas shall be completed in accordance with the approved details prior to the occupation of the dwelling and shall remain available for their designated use in perpetuity.

Reason - To ensure that vehicles are parked off the highway in the interests of road safety, to prevent the discharge of surface water onto the public highway and in the interest of visual amenity, in accordance with Policies SW11 and EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

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Condition 3

The information submitted with your application, specifically a handwritten letter titled 'Details to Conform with Conditions 1-11', received on 20th February 2024, states under condition 3 that '...the external finishes of the dwelling would be smooth render...'

I can therefore confirm that the information submitted is acceptable. Condition 3 can be discharged.

Condition 4

The information submitted with your application, specifically a handwritten letter titled 'Details to Conform with Conditions 1-11', received on 20th February 2024, states under condition 4 that '...the front parking areas are to be finished with a permeable block paving or bonded hardcore base...' Driveway/section details were submitted on the 6th March 2024 which were found to be unacceptable. Amended driveway/section details were submitted on 20th March 2024. The Engineering and Highways Section have not raised any concerns with these amended details, however Welsh Water have considered the revised information and continue to find the information inadequate, as noted below:

'...the information provided is not sufficient. The sketch states 'permeable' paving whereas it was suggested previously that the adoptable drainage would need to be enclosed within an 'impermeable' service corridor of sufficient width and depth and, measures undertaken to prevent water ingress into the service corridor. It is not clear from the details provided where the service corridor will be located within the driveway in relation to the overall layout etc...'

I can therefore confirm that the information submitted to discharge condition 4 is not acceptable. Condition 4 cannot be discharged.

Other conditions required to be discharged

Condition 6 refers to boundary treatments, as shown below, and remains to be discharged:

6. Prior to the occupation of the dwelling hereby approved, a plan indicating the height, design, materials and type of boundary treatment to be erected, shall be submitted to and approved in writing by the local planning authority. The boundary treatment shall be completed as approved before the occupation of the dwelling and retained in perpetuity.

Reason - To ensure that the new development will be visually attractive and to protect the hedgerow areas to the southern and western boundaries of the property, in the interests of amenity and biodiversity, in accordance with Policies SW11 and EnW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

You may therefore seek to discharge condition 4 at the same time as condition 6.

Please note that condition 3 is discharged in so far as it relates to the submission of details, and will of course, only be fully discharged, once the works have been completed on-site in accordance with the approved details.

I have enclosed an updated planning permission (P/20/0225/a) which reflects this decision.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'J Jones', written on a light background.

MISS J JONES
CYFARWYDDWR GWASANAETHAU CYMDOGAETH/ DIRECTOR OF NEIGHBOURHOOD
SERVICES