

Date: 23rd January 2025

Our Ref: FG/22.198

Merthyr Tydfil County Borough Council
Town Planning Division
Unit 5
Pentrebach
CF48 4TQ

Suite D, 1st Floor

220 High Street

Swansea

SA1 1NW

Dear Sir or Madam,

Tel: 01792 480535

Town and Country Planning Permission Act 1990 (as amended)

Discharge of Condition 6 (INNS) relating to planning permission P/24/0140

Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA

Planning Portal Reference: PP-13718714

Asbri Planning Ltd is appointed as planning agent to Merthyr Valleys Homes in respect of the above discharge of condition 6 application. This application seeks approval of details reserved by condition relating to planning permission P/24/0140.

Condition 6 states as follows:

"Before any demolition or site clearance works commences on site, a Non-native Invasive Species Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Non-native Invasive Species Strategy shall be fully implemented in accordance with the approved details prior to the commencement of any works.

Reason - To prevent the spread and ensure the eradication of a highly invasive species to accord with Policy EnW4 of the Merthyr Tydfil County Borough Replacement Local Development Plan."

Whilst it is acknowledged that Condition 6 was previously discharged under planning application P/24/0275, another specialist report was commissioned by Merthyr Valleys Homes in January 2025, which found that the Cotoneaster on site is that of the Cotoneaster dammeri (Bearberry Cotoneaster) species. This species is a commonly planted shrub, therefore can be removed from the site as green waste.

The application has been submitted via Planning Portal and the submission documents are listed below. The following details are submitted:

Document name	Provided by
Application Form	Asbri Planning
Cover Letter	Asbri Planning
Site Location Plan (Ref: CEF-CoA-00-00-DP-A-(04)001 Rev.P04)	Coffey Architects
Condition 6	
Invasive Species Report	The Knotweed Company Ltd.

The application fee of £115.00 will be paid online.

I trust that the submitted documents allow the application to be validated and look forward to receiving details of the application reference number and target determination date. If you have any queries in the meantime, please do not hesitate to get in touch.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'F. Goodland', with a stylized flourish at the end.

Ffion Goodland
Planner