

**Cyngor Bwrdeistref Sirol Merthyr Tudful**

Cynllunio Trefol (Rheoli Datblygu)

Uned 5

Parc Busnes Triongl

Pentrebach

Merthyr Tudful

CF48 4TQ

Rhif Ffon: 01685 726213

www.merthyr.gov.uk

Application for Approval of Details Reserved by Condition**Town and Country Planning Act 1990; Historic Environment (Wales) Act 2023****Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Cefn Isaf Flats

Address Line 1

Pontycapel Road

Address Line 2

Cefn Coed Y Cymmer

Town/city

Merthyr Tydfil

Postcode

CF48 2RA

Description of site location (must be completed if postcode is not known)

Easting (x)

303266

Northing (y)

207682

Description

Applicant Details

Name/Company

Title

First name

Leon

Surname

Williams

Company Name

Merthyr Valleys Homes

Address

Address line 1

Ty Brychan

Address line 2

22 Heol Lansbury

Address line 3

Gellideg

Town/City

Merthyr Tydfil

Country

Postcode

CF48 1HA

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Miss

First name

Ffion

Surname

Goodland

Company Name

Asbri Planning

Address

Address line 1

Suite D, First Floor

Address line 2

220 High Street

Address line 3

Town/City

Swansea

Country

United Kingdom

Postcode

SA1 1NW

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Redevelopment of site involving the demolition of existing buildings and construction of new buildings to accommodate 40 No. residential flats, parking, landscaping, sub-station, bin store, air source heat pump, engineering works, drainage, roof top solar provision and associated works (Full)

Reference number

P/24/0140

Date of decision (date must be pre-application submission)

14/11/2024

Please state the condition number(s) to which this application relates

Condition number(s)

7

Has the development already started?

- ☐ Yes
☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☒ Yes
☐ No

If Yes, please indicate which part of the condition your application relates to

This application relates to discharging the demolition phase of the development. A CEMP will be provided at a later date for the construction phase of the development.

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Please see accompanying Covering Letter

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☒ Yes
- ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

08/11/2024

Details of the pre-application advice received

Asbri Planning asked David on the 7th November 2024 whether a partial discharge of Condition 7 would be acceptable for the demolition phase of the development as the client was looking to appoint two separate contractors; one to oversee the demolition phase, and another to oversee the construction phase. As such, the demolition contractor would likely be appointed in advance of the construction contractor so wouldn't be able to input into their CEMP and vice versa.

Based on the above information, David confirmed on the 8th November 2024 that partially discharging the demolition phase of the development would be acceptable in principle.

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Ffion Goodland

Date

24/01/2025