

Date: 24th 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)
Partial Discharge of Condition 7 (CEMP) relating to planning permission P/24/0140
Cefn Isaf Flats, pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA
Planning Portal Reference: PP-13722110

Asbri Planning Ltd is appointed as planning agent to Merthyr Valleys Homes in respect of the above partial discharge of condition 7 application. This application seeks approval of details reserved by condition relating to planning permission P/24/0140.

Condition 7 states as follows:

"No development shall commence, including any demolition and site clearance works, until a Construction Environment Management Plan has been submitted to, and approved in writing by, the local planning authority. The approved plan shall be adhered to throughout the demolition and construction phases and shall provide for:

- i) the parking of vehicles of site operatives and visitors within the site;*
- ii) loading and unloading of plant and materials;*
- iii) storage of plant and materials used in constructing the development;*
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;*
- v) wheel washing facilities;*
- vi) measures to control the emission of dust and dirt during demolition and construction; and*
- vii) a scheme for recycling/disposing of waste resulting from the construction works.*
- viii) details of any external lighting during construction.*

Reason: In the interests of the highway safety and free flow of traffic and to protect the environment and so as to accord with Policies SW11 and EnW4 of the Merthyr Tydfil Replacement Local Development Plan."

As the client is appointing two separate contractors; one to oversee the demolition phase, and another to oversee the construction phase, it was agreed by Planning Officer David Cross on the 8th November 2024 that partially discharging the demolition aspect of the condition would be acceptable in principle. As such, a further discharge of condition application will be submitted at a later date to discharge the CEMP for the construction phase of the development.

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 7	
Demolition Statement	Pritchard's

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,



Ffion Goodland
Planner