



Miss Chelsey Montoya
(response via email:
chelsey@blackbrick-studio.com)

Dyddiad/Date: 5th December 2025

Ein Cyf./Our ref.: P/25/0258

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

RE: APPLICATION TO DISCHARGE CONDITION 3 (BIODIVERSITY ENHANCEMENTS OF PLANNING PERMISSION P/25/0106)

I refer to the above application and the following condition, which states:

3. Prior to the beneficial occupation of the extensions hereby approved, a scheme for biodiversity enhancement, including a timescale for implementation, shall be submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details and retained in perpetuity thereafter.

Reason - Future Wales and Planning Policy Wales (Edition 12, February 2024) requires all development to maintain and enhance biodiversity and to accord with Policy EnW1 of the Merthyr Tydfil Replacement Local Development Plan.

The information submitted with your application, which include a Green Infrastructure Statement and Biodiversity Statement, and a Proposed Site Plan (PL003), received on the 20th November 2025, have been assessed and are considered acceptable. I can confirm that condition 3 is therefore discharged.

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/25/0106/a) which reflects this decision.

Merthyr Tudful
... lle i fod yn falch ohono

Merthyr Tydfil
... a place to be proud of

Yours faithfully,

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

MISS J JONES

**CYFARWYDDWR GWASANAETHAU CYMDOGAETH/ DIRECTOR OF NEIGHBOURHOOD
SERVICES**