



Mr Andrew Nolan  
(response via email:  
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Dyddiad/Date: 5<sup>th</sup> December 2025

Ein Cyf./Our ref.: P/25/0054

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

**RE: APPLICATION TO DISCHARGE CONDITIONS 3 (MATERIALS), 4 (RETAINING WALLS) AND 5 (LANDSCAPING SCHEME FOR COMMUNAL/OPEN SPACE) OF PLANNING PERMISSION P/23/0087**

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

*3. Prior to the construction of the dwellings hereby approved details/samples of the materials to be used in the construction of the external surfaces of the dwellings and boundary enclosures 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 Replacement Local Development Plan.*

*4. No development shall take place until full engineering details and sections, including structural calculations and materials, of any retaining wall which exceeds 1 metre in height have been submitted to and approved in writing by the Local Planning Authority. The walls shall be completed in accordance with the approved details before the development hereby approved is brought into beneficial use.*

*Reason - In the interest of safety and visual amenity in accordance with Policy SW11 of the Merthyr Tydfil Local Development Plan.*

*5. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a 10 year landscape management and maintenance plan. The plan shall be focussed on the open/communal space and all species will be native (including the grass seed mix, which should also include wild flower species) and of local (if not UK) provenance. The development shall thereafter be completed in accordance with the approved details.*

Merthyr Tudful  
... lle i fod yn falch ohono

Merthyr Tydfil  
... a place to be proud of

*{\b Reason} - To ensure that the new development will be visually attractive in the interests of amenity and biodiversity, to accord with Policy SW11 and EnW1 of the Merthyr Tydfil Replacement Local Development Plan.*

The information submitted with your application, which includes:

- Cover Letter, received: 26<sup>th</sup> February 2025;
- G.A. Details to Raft Foundation Drawing No. B1265.RC001 Rev A, received: 26<sup>th</sup> February 2025;
- B1265.RC002 (B.S.01), received: 26<sup>th</sup> February 2025;
- R.C. Details to Raft Foundation B1265.RC002, received: 26<sup>th</sup> February 2025;
- Section A-A, Structural Calculations, received: 13<sup>th</sup> March 2025;
- 941.15 Site and Details, received: 13<sup>th</sup> March 2025
- Structural Calculations (Rev C), received: 24<sup>th</sup> October 2025;
- 806.02 Plant Schedules, Specification, Management and Maintenance, received: 26<sup>th</sup> November 2025;
- 806.01 Landscape Proposals, received: 26<sup>th</sup> November 2025.

has been assessed and is considered acceptable. I can confirm that conditions 3, 4 and 5 are therefore discharged.

Please note that conditions 3,4 and 5 are 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/23/0087/a) which reflects this decision.

Yours faithfully,



**MISS J JONES**  
**CYFARWYDDWR GWASANAETHAU CYMDOGAETH/ DIRECTOR OF NEIGHBOURHOOD SERVICES**