



Mr Andrew Jones
(response via email:
afjones66@gmail.com)

Dyddiad/Date: 06th March 2026

Ein Cyf./Our ref.: P/26/0014

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 CONDITIONS 3 (BOUNDARY TREATMENTS), 4 (OBSCURE GLAZING), 5 (RETAINING WALLS) AND 10 (LANDSCAPING) OF PLANNING PERMISSION P/23/0295.

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

3. Prior to the commencement of development, a plan indicating the positions, height, design, materials and type of boundary treatment to be erected shall be submitted to and approved in writing by the local planning authority. The boundary treatment shall be completed as approved, before the occupation of the dwelling.

Reason - To ensure that the new development will be visually attractive and boundaries protected in the interests of residential amenity in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

4. Before the development hereby permitted is brought into use, the first floor east facing window, to serve the en-suite, shall be fitted with obscured glazing, details of which shall first be submitted to and agreed in writing by the local planning authority. The window shall be permanently retained in that condition thereafter.

Reason - In the interest of residential amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

5. No development shall take place, until details, including structural calculations and facing materials, of any retaining wall which exceeds 1 metre in height have been submitted to and

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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 County Borough Council Replacement Local Development Plan.

10. *No development or site clearance shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping. The scheme shall include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development.*

Reason - To ensure that the new development will be visually attractive and in the interest of biodiversity to accord with Policies SW11 and EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

The information submitted with your application, which includes the following plans/reports:

- Glass Info - Pilkington Optifloat Opal, Privacy level 5, received: 26th January 2026;
- Email from applicant, received: 12th February 2026;
- Landscape Plan, received: 26th February 2026;
- Landscape, Ecology and Management Plan, received: 5th March 2026.

has been assessed and is considered acceptable. I can confirm that conditions 3, 4 and 10 are therefore discharged. Please note that since retaining walls, over 1m in height, are not to be provided, condition 5 is not required to be discharged.

Please note that conditions 3, 4 and 10 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/23/0295/a) which reflects this decision.

Yours faithfully,



MISS J JONES
CYFARWYDDWR GWASANAETHAU CYMDOGAETH/ DIRECTOR OF NEIGHBOURHOOD SERVICES