



6th November 2025

Our Ref: 21/173

David Cross
Planning Department
Merthyr Tydfil County Borough Council
Unit 5
Triangle Business Park
Pentrebach
CF48 4TQ

Dear Mr Cross,

**SUBMISSION OF AMENDED PLANS FOR THE DEVELOPMENT OF 47 NO. HOMES,
LANDSCAPED INFORMAL OPEN SPACE AND OTHER ASSOCIATED WORKS**

**ON LAND AT HILLCREST PARK, LOCATED OFF HAYDN TERRACE/ MITCHELL
CRESCENT, MERTHYR TYDFIL, CF47 9JF**

LPA REFERENCE NO. P/25/0223

This submission of amended plans addresses the comments raised by both the Local Highways Authority and the Council's Ecologist. It reflects the discussions held during the Teams meeting on 25th September 2025, attended by David Cross (Local Authority Case Officer), Jaquie Hobbs, and Liam Davies (Local Authority Highways Engineers), together with the applicant's design team. Further liaison has since taken place between the Local Highways Authority and the project engineers.

SUBMISSION DOCUMENTS

To assist in the consideration of this proposal, you will find enclosed the following plans and documents relevant to the revised submission:

DRAWING / DOCUMENT	REFERENCE	AUTHOR
ARCHITECTURE		
Proposed site plan (roof plan)	4134-PEN-ZZ-ZZ-DR-A-1000-S4-P14	Pentan Architects

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22 Cathedral Road, Cardiff, CF11 9LJ
02920 349737

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Winslade Manor, Manor Drive, Clyst
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Proposed site plan (tier one)	4134-PEN-ZZ-ZZ-DR-A-1001-S4-P7	Pentan Architects
Proposed site plan (tier two)	4134-PEN-ZZ-ZZ-DR-A-1002-S4-P8	Pentan Architects
Proposed site plan (tier three)	4134-PEN-ZZ-ZZ-DR-A-1003-S4-P8	Pentan Architects

ENGINEERING

Engineering sheet 1 of 2	2308 100-1 Rev D	PHG Engineering Consultants
Engineering sheet 2 of 2	2308 100-2 Rev D	PHG Engineering Consultants
Bioretention construction details	2308 113 Rev A	PHG Engineering Consultants
Proposed highway adoption extents	2308 509	PHG Engineering Consultants
Surface water calculations	2308 MD PS Rev A	PHG Engineering Consultants

LANDSCAPING AND ECOLOGY

Detailed soft landscape proposals	TDA.3019.02 Rev A	Tirlun Design Associates
Landscape specification & management plan	November 2025	Tirlun Design Associates
Green Infrastructure Statement	November 2025	Tirlun Design Associates
Ecological Impact Assessment	November 2025	Ecological Services Ltd

SUMMARY OF PROPOSED CHANGES

This submission of amended plans reflects design and layout changes made in response to consultee feedback from the Local Highways Authority and county ecologist, as well as points raised during subsequent meetings and correspondence with the local highways authority.

Key changes include:

Highways Layout: Originally, some aspects of the site did not include 2m wide footpaths or 5.5m wide carriageways. The local highways authority requested for adopted roads and footways to be these specified widths which are now reflected in the amended plans. A new crossing has also been added to

the south of plot 47 as well as new footways added around the parking areas upon entrance and exit of the site.

In short, the highways amendments ensure a safe pedestrian route exists around the whole site, that adopted parts of the site meet the required standards, whilst also ensuring the placemaking aspects of the site are not compromised.

Ecology: The ecological impact assessment details the location of bat and bird boxes and reptile hibernacula and these locations are also shown on the revised soft landscaping plan (ref. TDA 3019.02 (A)) Amendments have also been made to the reptile hibernacula as per the county ecologists' comments.

Green Infrastructure Statement: A number of issues were flagged regarding the green infrastructure statement submitted in support of the application. An amended statement has been prepared which ensures a stepwise approach to biodiversity is followed. The statement also utilises the DECCA framework (Diversity, Extent, Condition, Connectivity, Adaptability) for consideration of ecosystem resilience.

Landscaping: Within the landscape specification and management plan and the soft landscape proposals, all references to invasive species have been amended to include native species. The only non-native planting on the scheme is the street trees which are very specific species that have been selected for their shape and likely future size. Rain garden trees in particular need to be tolerant of drought, flood, minimal root available soil volume, have roots that won't impact adjacent hard surfacing and be relatively columnar to fit the surrounding constraints. There are no suitable native species that can go in these locations.

Other amendments to the landscaping plan is that native hedgerows are to be cut once every two years rather than annually, all references to the use of pesticides and herbicides have been removed and alternative management techniques are included. Information on post-development monitoring and funding mechanisms is also provided.

The county ecologist also requested that the retained grassland area should be supplemented/overseeded with a seed mix including appropriate species for the soil and grassland type. The project landscape architect and ecologist have confirmed that this has not been completed as sowing wildflowers over an existing rough grassland will have limited effect and will be too costly for the project.

Additionally, the soft landscape proposal now shows the existing trees within the retained habitat and indicates the location of proposed bird boxes, bat boxes and reptile hibernacula as requested by the county ecologist.

CONCLUSION

In summary, the proposed amendments are intended to support the Local Planning Authority in progressing the application. I trust that these revisions address the consultee comments and support the progression of the application. I look forward to receiving confirmation of receipt. Should you have any questions or wish to discuss the proposals in further detail, please don't hesitate to get in touch.

Yours sincerely,



Nia Williams

Assistant Planner,
LRM Planning

Enc.