



Mr Philip Harris  
(via email: philip@3dcadwales.co.uk)

**Dyddiad/Date:** 23<sup>rd</sup> September 2025

**Ein Cyf / Our ref:** P/25/0147  
**Eich Cyf / Your ref:**

**Gofynnwch am / Please ask for:** Rebecca Owens  
**Llinell Uniongyrchol / Direct Line:** 01685 726281  
**e-bost / e-mail:** Rebecca.owens@merthyr.gov.uk

Dear Philip,

**RE: DISCHARGE OF CONDITIONS 3 (MATERIALS), 4 (DRAINAGE) AND 6 (BOUNDARIES) OF PLANNING PERMISSION P/21/0304 FOR ERECTION OF 4 BEDROOM DETACHED AT PANTYGERDYNEN  
56 SWANSEA ROAD, SWANSEA ROAD, MERTHYR TYDFIL**

I write with regard to the application to discharge conditions of planning permission P/21/0304, which was submitted on the 19<sup>th</sup> May 2025 (planning reference P/25/0147).

Condition 3 (materials)

The submitted details (drawing number SR-01 Rev. D, received 13 August 2025) have been considered and the following material finishes are found to be acceptable:

- Roof – Marley Ludlow Major concrete interlocking tiles in smooth grey colour
- Elevations – Eco Rend MR1 Monocouche one coat render in antique white
- Windows, doors, fascia and rainwater goods – Upvc in anthracite grey

Condition 4 (drainage)

The proposed foul drainage arrangement has been considered by the Engineering department and has been found to be acceptable. To clarify this should be installed in accordance with the following plans and documents:

- Proposed Surface Water Drainage Layout, drawing number 86468-100-001, Issue P01, received 13 August 2025
- Management and Maintenance Plan, drawing number 86468 101, Issue P01, received 13 August 2025
- Cross Sections, drawing number 86468 102, Issue P01, received 13 August 2025
- Infiltration testing report, dated 14.07.2025, ref: 56 Swansea Road #802, prepared by Gibbs Geotechnical, received 13 August 2025
- Storm Network 1 information, File 86468 C1 SWANSEA ROAD, prepared by Causeway Technologies Ltd/Geosmart Information Ltd, received 13 August 2025
- Foul Network 1 information, File 86468 F1 SWANSEA ROAD, prepared by Causeway Technologies Ltd/Geosmart Information Ltd, received 13 August 2025

I also take this opportunity to advise that as the foul arrangement agreed above proposes discharge into a watercourse, an ordinary watercourse consent application is required. This is separate to planning permission and should include the following information:

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- Full details/plans of what is to be constructed within the ditch;
- Full RAMS from the construction of the headwall; and
- A costed maintenance schedule for the treatment plant.

A SAB application may also be required in relation to surface water drainage.

I would strongly advise that contact is made with Huw Williams ([huw.williams@merthyr.gov.uk](mailto:huw.williams@merthyr.gov.uk)) in the Council's Engineering department for further advice on the above requirements. I also highlight that all required permissions should be in place prior to works commencing on site.

#### Condition 6 (boundaries)

The details of the boundary enclosures proposed around the site (drawing number SR-07a Rev. A, received 20 August 2025) have also been considered and are found to be acceptable. I note that these are as follows:

- Concrete post and panel fence to remain along the western side boundary which is 1.8m in height and contains hedgehog gaps;
- Existing timber hit and miss fencing that is 1.8m in height and natural in colour is to remain along the rear and eastern side of the site
- The existing wall will be retaining to the front of the site. I note that the approved plan and Ecology report indicated that the hedgerow would be also be retained along the front boundary with just an opening created for access.

Accordingly, the requirements of conditions 3, 4 and 6 of planning permission P/25/0147 can now be discharged, subject to the works being completed in accordance with the approved details. I have enclosed an updated planning permission, which reflect this decision. If you have any questions regarding this, please do not hesitate to contact my Planning Officer Rebecca Owens using the above contact details.

Yours sincerely

P.P. 

**JUDITH JONES**  
**DIRECTOR OF NEIGHBOURHOOD SERVICES**

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