

Merthyr Tydfil CBC
Town Planning Division
Unit 5
Pentrebach
CF48 4TQ

8 Village Way
Greenmeadow Springs
Business Park
Cardiff
CF15 7NE

29 July 2025

Dear Sir/Madam

PLANNING PORTAL REF: PP-14185335

PARTIAL DEMOLITION AND LIKE FOR LIKE REBUILDING OF A 9 M SECTION OF EXISTING STONE RETAINING WALL, INCLUDING REINSTATEMENT OF COPING STONES AND RAILINGS GROUND FLOOR COMMERCIAL USES (USE CLASSES B1, A1/A3) WITH ASSOCIATED WORKS NORTHERN BOUNDARY WALL AT THE SITE OF THE FORMER YSGOL SANTES TUDFUL SCHOOL, QUEENS ROAD, TRWYNRODYN, MERTHYR TYDFIL

On behalf of the applicant, Mr Job Gutteling, I am pleased to submit a full planning application for the above works. This follows pre-application advice from Planning Officer Kate Glover (email dated 10 June 2025), in which it was confirmed that the proposed works require planning permission.

The Proposed Development

The application relates to a structurally compromised 9 m section of an existing 55 m long random stone retaining wall located on the north-west boundary of the site. A structural inspection undertaken by FAR Structures Ltd in January 2025 identified significant lean, displacement, and joint failure within this section, presenting a safety concern.

To remedy this, the application proposes:

- Careful dismantling of the defective wall section
- Rebuilding on the same footprint using salvaged stone and coping stones where possible
- Reinstatement of metal railings to match the existing in form and finish

There will be no change in wall height, width, materials, or alignment. The rebuilt section will visually replicate the original wall in all respects, maintaining the integrity of the boundary feature.

Application Documentation

In accordance with the Council's validation requirements and pre-application advice, the following documents are submitted:

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Document Title	Drawing Ref / File Name	Prepared By
Location Plan (1:1250)	1153.04.OS MAP.pdf	George & Co Ltd
Existing Block Plan (1:200)	1153.01.EXISTING BLOCK PLAN.pdf	George & Co Ltd
Existing Plans and Elevations (1:100)	1153.02.EXISTING PLANS AND ELEVATIONS.pdf	George & Co Ltd
Proposed Plans and Elevations (1:100)	1153.03.PROPOSED PLAN AND ELEVATIONS.pdf	George & Co Ltd
Wall Section and Coping Detail (1:20)	1153.05.PROPOSED DETAILS.pdf	George & Co Ltd
Structural Report and Tree Survey	Structural Inspection Report (Jan 2025)	FAR Structures Ltd
Photographic Record	Appendix A Photographs	FAR Structures Ltd
Covering Letter	This document	Expedite Planning

The application fee of £230 and the Planning Portal service charge of £85 have been paid via the Planning Portal.

Planning Considerations

The proposed development constitutes essential maintenance to ensure public safety and structural stability. The works involve no change to the design or appearance of the wall and are limited solely to the replacement of a defective section on a like-for-like basis.

The retaining wall is not a listed structure but lies on the edge of the Thomastown Conservation Area. The Conservation Area boundary runs along the front of the wall, and as confirmed by the Council, the submitted red line marginally overlaps the Conservation Area boundary.

While the works affect a short section of wall that is technically within the Conservation Area, the proposed development is of a neutral visual impact. The wall will be rebuilt in natural stone, retaining its original height, coursing, alignment, coping profile, and railings. The intervention has been designed to respect and preserve the established townscape character and to avoid any erosion of historic value.

Accordingly, the proposal is compliant with:

Policy BW6 – requiring development to preserve or enhance built heritage

Policy BW7 – ensuring high-quality, contextually appropriate design

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Policy SW11 – supporting retention of boundary structures that contribute to site legibility

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 – which requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas

There are no trees within the construction zone, and the tree survey confirms that the works will not encroach into any root protection zones.

Conclusion

This application responds directly to the Council's pre-application advice and is supported by a full structural report, photographic evidence, and detailed architectural plans. The works are necessary to safeguard public safety and have been sensitively designed to maintain the historic and visual integrity of the site.

We trust the submission is sufficient to enable early validation and would welcome a delegated determination. Should any further information be required, please do not hesitate to contact me.

Yours faithfully



ROSS BOWEN MRTPI
DIRECTOR OF PLANNING SERVICES
For and on behalf of
EXPEDITE PLANNING LTD