



Stantec UK Limited

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UNITED KINGDOM

Your Ref: PP-12482148

Our Ref: 33313059200

20th March 2024

Planning Division

Tredomen House,
Tredomen Park,
Ystrad Mynach,
Hengoed,
CF82 7WF

Dear Planning Division,

Re: APPLICATION TO DISCHARGE DETAILS PURSUANT TO CONDITION 4 ATTACHED TO RESERVED MATTERS PLANNING PERMISSION REF. 19/1024/RM (AS AMENDED BY 21/0371/NMA, 21/0992/NMA AND 23/0803/NMA).

On behalf of Taylor Wimpey South Wales ('the Applicant'), we are pleased to submit an application for the discharge of Condition 4 attached to planning permission 19/1024/RM for the erection of a residential development, public open space, landscaping, highway improvements and associated engineering works at Land at Cwm Gelli, Blackwood.

A previous application to discharge condition 4 was refused under application ref. 21/0883/COND in November 2021. The comments from the landscape officer expressed concerns with the soft landscape proposed. Details surrounding the softworks and a continuous boundary hedgerow were not sufficiently provided in their opinion as part of the previous application to discharge and the application was subsequently refused.

A meeting was held between the applicant, the planning officer and the landscape officer to discuss the proposals on 5th December 2022. At the meeting it was advised that an amendment was sought to reword the condition given that development had commenced on the site and the trigger within condition 4 had passed. The NMA was submitted in November 2023 and subsequently approved in March 2024 following an amendment to the wording. The new trigger ensures that the details submitted to discharge the condition are agreed prior to its discharge as set out below.

Details Pursuant to Condition 4 - Landscaping

Condition 4 (as amended by ref. 23/0803/NMA) states:

Notwithstanding the submitted plan, a scheme of hard and soft landscaping and the first implementation of a management plan for that scheme shall be carried out in the first planting and/or seeding season following the first occupation of the development, in accordance with details to be first submitted to and agreed in writing by the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die or are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reference: PP-12434553

Reason: *In the interests of the visual amenity of the area in accordance with Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.*

The following documentation is submitted in response to the details required by Condition 4 of application ref. 19/1024/RM:

- BLAC-15-04-01 - Rev H - Site Location Plan - Landscaping Added;
- 1835-URB-LA-DT-90-01-Rev J;
- 1835-URB-LA-DT-90-02-Rev I;
- 1835-URB-LA-DT-90-03-Rev I;
- 1835-URB-LA-DT-90-04-Rev I;
- 1835-URB-LA-DT-90-05-Rev I;
- 1835-URB-LA-DT-90-06-Rev I;
- 1835-URB-LA-DT-90-07-Rev H; and
- Cwm Gelli Landscape Maintenance and Management Plan.

Summary

We trust that the above documents provide the sufficient details required by Condition 4 of planning permission 19/1024/RM (as amended).

Fee

The application fee of £115.00 will be paid under separate electronic cover.

We trust this provides you with sufficient information to validate the planning application. However, should you have any queries please don't hesitate to contact me on: leo.horton-taylor@stantec.com (02922947781).

Yours sincerely,



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Planner

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