

BOARDMAN PLANNING LTD.

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Date: 13th January 2026

Planning Department
Merthyr Tydfil County Borough Council
Castle Street
Merthyr Tydfil
CF47 8AN

Dear Sir/Madam,

Re: Application for a non-material amendment to planning permission P/25/0151 – Y Goedwig, Cardiff Road, Edwardsville, Treharris, CF46 5NB

I write in relation to the above planning permission, and in particular Condition 2, 3, 4, 6 and 8. These conditions requiring the submission of information to be agreed by the Local Planning Authority prior to the commencement of any works onsite. Condition 3 relates to biodiversity enhancement, condition 4 relates to a landscaping scheme, condition 6 relates to structural calculations for any retaining walls in excess of 1m, and condition 8 relates to surface water disposal. Condition 2 relates to approved plans and the applicant proposes to make minor amendments to some openings.

It is proposed to amend Condition 2 (approved plans) to reflect a slight adjustment to the roofline and some window openings. Provide information to enable Condition 3 to be discharged. And also amend the submission of information triggers for Conditions 4, 6 & 8.

This letter covers an application for a non-material amendment to amend the triggers for the submission of this information as outlined in more detail below. The purpose for this submission is to allow the applicant to commence works on the demolition of the existing garage, and laying of foundations for the proposed annexe in advance of the discharge of the conditions outlined above. The requirement for the submission of the information required by these conditions will delay the commencement of development by at least 8 weeks, i.e. the determination periods for a conditions discharge application, plus the time delay associated with instructing a landscape architect, structural engineer, etc. The development is required for the applicants parents and therefore it is vital that works can commence as soon as possible. The adjusting of the condition triggers accords with the tests for an NMA as discussed in more detail below.

For the sake of clarity it is proposed to amend the wording of Condition 2 to:

The development shall be carried out in accordance with the following approved plans and documents:

- Drawing Title: Proposed Site Plan, Drawing Number: PL01, Received 21 August 2025.
- Drawing Title: PC26_2F01-P02 – Proposed ground floor plan – Received 15 Jan 2026
- Drawing Title: PC26_2F01-P03 – Proposed First Floor Plan – Received 15 Jan 2026
- Drawing Title: PC26_2F01-P04 – Proposed Lower Ground Floor – Received 15 Jan 2026
- Drawing Title: PC26_2F01-P05 – Proposed Front and Side Elevations – Received 15 Jan 2026
- Drawing Title: PC26_2F01-P06 – Proposed Rear and Side Elevations – Received 15 Jan 2026
- Drawing Title: PC26_2F01-P07 – Proposed Side Elevations – Received 15 Jan 2026
- Drawing Title: PC26_2F01-P04 – Proposed Front Context Elevation - Received 15 Jan 2026
- Ecology Technical Note produced by BE Ecological Ltd. Dated 17.09.2025, Received 17 September 2025

In relation to Condition 3 please find attached details required by the condition.

It is proposed to amend the wording of Condition 4 to:

“Prior to first occupation of the annexe hereby approved, a scheme of landscaping, shall be submitted to an approved in writing by the Local Planning Authority. This shall include details of the proposed wildflower area, planting beds, hedgerow and new trees illustrated on drawing number PL01. The scheme shall also 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. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the annexe or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.”

It is proposed to amend the wording of Condition 6 to:

“Before works commence on the construction of any retaining wall which exceeds 1 metre in height, details, including structural calculations and facing materials shall be submitted to and 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.”

It is proposed to amend the wording of Condition 8 to:

8. *“Prior to the laying of any hard surfacing or commencement of any works above finished floor level, a scheme for the disposal of surface water shall be submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to the occupation of the annexe development and retained in perpetuity..”*

In terms of the tests for a non-material amendment, the proposed amended wording as outlined above is considered to satisfy the relevant tests on the basis that the impact of the development would not differ from that originally approved, the proposed wording would not conflict with any relevant planning policies, and no third party would be disadvantaged. On this basis it is respectfully requested that the conditions are amended in accordance with the suggested wording as outlined above.

Kind regards

Chris Boardman (Agent)

