

MERTHYR TYDFIL COUNTY BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
The Town and Country Planning
(Non-Material Changes and Correction of Errors) (Wales) Order 2014

NON-MATERIAL AMENDMENT (APPROVAL)

To: Mr Matthew Worton Davies Homes 7 Gelliwastad Road Pontypridd RCT CF38 2BP

WHEREAS you submitted an application on the 20th June 2025 for a non-material amendment at: Dragon Parc Abercanaid Merthyr Tydfil CF48 1PQ short particulars of the application being as follows:-

Name of the Applicant

Mr Matthew Worton
Davies Homes
7 Gelliwastad Road
Pontypridd
RCT

Description of Proposed Development

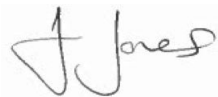
Non Material Amendment to planning permission P/23/0053 to alter the layout to align with market requirements and affordable housing need (Non Material Amendment)

The Council in pursuance of its powers under the above mentioned Act and Order hereby **APPROVES** the non-material amendment as described above and in accordance with the details and plans (if any) submitted with the application subject to compliance with the following conditions.

CONDITIONS

Please see attached.

Date: 28th November 2025

Signed: 
(Director of Neighbourhood Services)

**IT IS IMPORTANT THAT YOU READ
THE NOTES ATTACHED TO THIS FORM**

CONDITIONS

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

Planning Layout Drawing No. PL-01 Rev 21 (received 01-10-2025)
Open Space Plan Drawing No. OSP-01 Rev B
Parking Strategy Plan Drawing No. PS-01 Rev B
Storey Heights Plan Drawing No. SH-01 Rev B
House Finishes Plan Drawing No. HF-01 Rev B
External Works Layout EW-01 Rev B, EW-02 Rev B & EW-03 Rev B
Refuse Strategy Plan Drawing No. RS-01 Rev B
Drainage Strategy (5 of 5) Drawing No. 21566-C-015-C
Drainage Strategy (4 of 5) Drawing No. 21566-C-014-C
Drainage Strategy (3 of 5) Drawing No. 21566-C-013-C
Drainage Strategy (2 of 5) Drawing No. 21566-C-012-C
Drainage Strategy (1 of 5) Drawing No. 21566-C-011-C
DCWW Easement Extent 21566-SK-910-A
External Layout (2 of 2) Drawing No. 21566-C-003-C
External Layout (1 of 2) Drawing No. 21566-C-002-C
Road plan sections and details (BMQ-JBAU-XX-XX-DR-C-0010 Rev. P03)
Road Section (BMQ-JBAU-XX-XX-DR-C-0011 Rev. P03)
Site Entrance (BMQ-JBAU-XX-XX-DR-C-0012 Rev. P01)
Outfall plan (BMQ-JBAU-XX-XX-DR-C-0020 Rev. P02)
Road and Outfall Elevation (BMQ-JBAU-XX-XX-DR-C-0021 Rev. P02)
Sections Through Site 21566-C-020-0

1 Bed Affordable Flat Drawing No. 211-AF-01
2 Bed 4 Person Affordable House Semi Detached Drawing No. 421-AF-01 Rev A
2 Bed 4 Person Affordable House Terraced Drawing No. 421-AF-02 Rev A
Windermere House Type Drawing No. WIN-03
Harrowgate House Type As Handing Drawing No. HAR-01
Harrowgate House Type Opposite Handing Drawing No. HAR-02
Hereford House Type As Handing Drawing No. HER-01
Hereford House Type Opposite Handing Drawing No. HER-02
Knightsbridge House Type As Handing Drawing No. KNI-01
Knightsbridge House Type As Handing - Special Drawing No. KNI-02
Lynton House Type As Handing Drawing No. LYN-01
Lynton House Type Opposite Handing Drawing No. LYN-02
Lynton House Type As Handing - Special Drawing No. LYN-03
Radleigh house Type As Handing Drawing No. RAD-01
Radleigh House Type Opposite Handing Drawing No. RAD-02
Radleigh House Type Opposite Handing Special Drawing No. RAD-03
Raglan House Type Drawing No. RAG-01 Rev A
Raglan House Type Terrace Drawing No. RAG-02
Rockfield House Type As Handing Drawing No. ROC-01
Rockfield House Type Opposite Handing Drawing No. ROC-02
Warwick House Type Drawing No. WAR-01 Rev A
Warwick House Type Terrace Drawing No. WAR-02
Windermere House Type Detached As Handing Drawing No. WIN-01
Windermere House Type Detached Opposite Handing Drawing No. WIN-02

Ascot House Type Drawing No. ASC-01
Canterbury House Type Drawing No. CAN-01
Chepstow House type Detached as Handing Drawing No. CHE-01
Chepstow House Type Detached Opposite Handing Drawing No. CHE-02
Chepstow-Rockfield House Type Semi Pair Drawing No. CHE-ROC-01
Cottage House Type As Handing Drawing No. COT-01
Cottage House Type Opposite Handing Drawing No. COT-02
External Details 1800mm Close Board Fence Drawing No. 2124-D02
External Details 1800mm Close Board Gate Drawing No. 2124-D03
External Details Stack Bond Screenwall Drawing No. 2124-D05
External Details Hit & Miss Flemish Bond Screenwall Drawing No. 2124-D06
Garage Planning Drawings Sheet 2 - Drawing No. G1-PL-02
Garage Planning Drawings Sheet 1 - Drawing No. G1-PL-01
Timber Crash Barrier Detail

Coal Mining Risk Assessment (Integral Geotechnique - February 2023) and additional letter dated 28th April 2023
Transport Assessment (Lime Transport -15th February 2023)
Landscape, Biodiversity & Amenity Strategy 577.01/B (Catherine Etchell Associates - August 2022).

Reason -To ensure compliance with the approved plans and clearly define the scope of the permission.

- 2 **Prior to the occupation of any dwelling** a scheme for the provision of affordable housing as part of the development shall be submitted to and approved in writing by the local planning authority. The affordable housing, as shown on the site layout drawing no. PL-01 Rev 21 shall be provided in accordance with the approved scheme and shall only be used for affordable housing purposes in accordance with the definition of affordable housing in Annex B of TAN 2 or any future guidance that replaces it. The scheme shall include:
- i) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
 - ii) the arrangements for the transfer of the affordable housing to an affordable housing provider [or the management of the affordable housing (if no RSL involved)];
 - iii) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
 - iv) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason - To ensure an appropriate level of affordable housing is delivered in accordance with Policies SW2, SW9 and SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

Condition 2 Discharged on 28.11.25 – App No. P/25/0288

NOTES

PLEASE NOTE: THIS NOTICE RELATES ONLY TO A PLANNING DECISION AND DOES NOT RELATE TO OTHER LEGISLATION INCLUDING ANY LEGISLATION UNDER:

BUILDING REGULATIONS
LISTED BUILDING LEGISLATION
HIGHWAY LEGISLATION

IF PLANNING PERMISSION HAS BEEN GRANTED IT IS ADVISABLE TO ESTABLISH WHETHER ANY OTHER FORM OF CONSENT IS REQUIRED AND TO OBTAIN SUCH CONSENT BEFORE COMMENCING DEVELOPMENT

Please quote the application number in all correspondence.