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Mr David Cross
Planning Department,
Merthyr Tydfil County Borough Council,
Unit 5,
Pentrebach,
CF48 4TQ

Ref: 3889CA.L004

Date: 3rd March 2026

Dear David,

NON-MATERIAL AMENDMENT APPLICATION UNDER SECTION 96A OF THE TOWN AND COUNTRY PLANNING ACT 1990 SEEKING AMENDMENTS TO THE APPROVED PLANNING APPLICATION REFERENCE P/23/0131 WHICH IS FOR THE DEMOLITION OF EXISTING SCHOOL AND CONSTRUCTION OF A NEW SCHOOL BUILDING WITHIN THE EXISTING SITE, INCLUDING SPORTS FACILITIES AND ASSOCIATED LANDSCAPING, ACCESS AND ENGINEERING WORKS, TEMPORARY STAFF CAR PARK, CONSTRUCTION COMPOUND AND CLASSROOMS DURING CONSTRUCTION AT BISHOP HEDLEY HIGH SCHOOL, GWAUNFARREN ROAD, PENYDARREN, MERTHYR TYDFIL, CF47 9AN.

On behalf of our client, Willmott Dixon Construction Ltd who are acting on behalf of Merthyr Tydfil County Borough Council, please find enclosed completed application form and updated architectural drawings for this Non-Material Amendment ('NMA') application which seeks amendments to the approved planning application under reference P/23/0131.

Payment for the requisite application fee of £242.00 plus service charge will be paid under a separate cover.

Background

Planning Permission was granted at Bishop Hedley High School on the 20th October 2023 (ref. P/23/0131) for the following:

"Demolition of existing school and construction of a new school building within the existing site, including sports facilities and associated landscaping, access and engineering works, temporary staff car park, construction compound and classrooms during construction".

All pre-commencement conditions have been discharged and works have commenced on site. This application seeks to regularise some necessary changes which are required due to detailed design developments.

The Non-Material Amendment and Justification

There is a proposed change in the elevation of the sports hall as originally consented in the Proposed Elevation Plan (Sports Hall – General Arrangement Elevations and Section ref: BCA-ATK-V2-ZZ-DR-A-016001 P4). The building massing has been revised in response to a change in client direction. Reducing the scheme to a single storey has generated structural efficiencies and simplified the overall construction approach. The rationalisation of the GIFA has enabled the

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project to maintain a comparable schedule of accommodation, while reducing circulation space to improve overall efficiency.

In addition, it is proposed to make amendments to the façade materiality. Amendments to the façade materiality have also been revised in response to a change in client direction. Rather than over-cladding the existing sports hall, it will now be cleaned and retained. The materiality of the new-build element has been revised to reflect the client's preference for more robust materials, given the intensity of use within these areas. While the original proposal included cladding to parts of the new build, this approach was reconsidered due to concerns that it would be vulnerable to damage from sporting activities, including ball impact.

Assessment

We consider that the proposed changes contextually represent non-material changes that are not far removed from the details of the consented application.

As such, we seek agreement that the plans and documents listed below supplements the current consent as non-material amendment.

The Submission

The application is supported by the following plans:

- This Covering Letter
- Site Location Plan
- BCA-ATK-V2-ZZ-DR-A-012004 P10

Existing Approved Plan	Proposed Revised Plan
BCA-ATK-V2-ZZ-DR-A-016001 P4	BCA-ATK-V2-ZZ-DR-A-012004 P10

Conclusion

The amendments are considered appropriate to be dealt with under S96A as non-material amendments. I trust the enclosed information is sufficient to allow the prompt registration of the application. However, should you have any queries or require additional information, please do not hesitate to contact me.

Yours sincerely,

Cara Douglas-Jones

Assistant Planner

DPP

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