



Cyngor Bwrdeistref Sirol Merthyr Tudful

Cynllunio Trefol (Rheoli Datblygu)

Uned 5

Parc Busnes Triongl

Pentrebach

Merthyr Tudful

CF48 4TQ

Rhif Ffon: 01685 726213

www.merthyr.gov.uk

Application for non-material amendment following a grant of planning permission

Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Town/city

Postcode

Description of site location (must be completed if postcode is not known)

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Martin

Surname

Astley

Company Name

Bike Park Wales

Address

Address line 1

Gethin Woodland Centre

Address line 2

Abercanaid

Address line 3

Town/City

Merthyr Tydfil

Country

United Kingdom

Postcode

CF48 1YZ

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

Liam

Surname

Hopkins

Company Name

The Urbanists Ltd

Address

Address line 1

Westgate House

Address line 2

11 Womanby Street

Address line 3

Town/City

Cardiff

Country

United Kingdom

Postcode

CF10 1BR

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
- ☐ No

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below

Provision of 36 camping pods and 5 chalets, erection of shower/toilet block and creation of play and picnic area. Construction of new parking area (150 spaces) with overflow carpark (46 spaces), together with a trail maintenance yard, new highway access routes, ground profile works, drainage, infrastructure and landscape works (Full).

Reference number

P/19/0073

Date of decision

09/01/2020

For the purpose of calculating fees, which of the following best describes the original application type?

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage
- ☒ **Other:** anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

The proposed amendments include changes to the internal floor layout, the addition of an ancillary free-standing bike store, and minor adjustments to the chalet elevation design (position of windows and doors) and use of materials. Minor changes also include pathways around the chalets to allow access to bike lockers.

Additionally, please see supporting Covering Letter Bike Park_ NMA_2 Covering Letter

Please state why you wish to make this amendment

For buildability and amended applicant / development requirements.

Additionally, please see supporting Covering Letter Bike Park_ NMA_2 Covering Letter

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

Dwg No. 19/461/09 Rev D - Detailed Landscape Proposals Masterplan
Dwg No. 19/461/10 Rev D - BPW Landscape Maintenance Plan
Dwg No. (60) P01 Rev N - Proposed Site-Wide External Works Scheme
Dwg No. LT1811.04.05 - Camping Accommodation

New plan/drawing numbers

Dwg No. 19/461/09 Rev Q - BPW Detailed Landscape Proposals Masterplan
Dwg No. 19/461/10 Rev Q - BPW Landscape Maintenance Plan
Dwg No. 18/461/01 Rev M - BPW Landscape Masterplan
Dwg No. 814.100 Plans, received 16.12.2025

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Angelika Varudvari

Date

14/01/2026

Amendments Summary

Changes made to the description of the Non-Material Amendment and reasons why it is sought.