

Our Ref: 2538/01

Your Ref:

18 December 2025

Unit 5,
Triangle Business Park,
Pentrebach,
Merthyr Tydfil,
CF48 4TQ

BY ELECTRONIC SUBMISSION

To whom it may concern,

Please find enclosed an application to make a Non-Material Amendment to full planning permission P/19/0073 relating to Bike Park Wales.

We act on behalf of Bike Park Wales as planning consultants and submit herewith our application for a non-material amendment to the above full planning permission. The permission includes 36 camping pods and 5 chalets, shower/toilet block facilities, play and picnic areas, parking areas, new highway access routes, and associated ground profiling, drainage, and landscape works.

The amendments relate to the proposed chalets and entail minor changes to the elevation design of the chalets. No changes to the footprint of the chalets are proposed.

A summary of the drawings proposed for amendment in the application is below.

Title	Approved Reference	NMA Reference
Detailed Landscape Proposals Masterplan	Dwg No. 19/461/09 Rev D - Detailed Landscape Proposals Masterplan	Dwg No. 19/461/09 Rev Q - BPW Detailed Landscape Proposals Masterplan
Landscape Maintenance Plan	Dwg No. 19/461/10 Rev D - BPW Landscape Maintenance Plan	Dwg No. 19/461/10 Rev Q - BPW Landscape Maintenance Plan
Proposed Site-Wide External Works Scheme	Dwg No. (60) P01 Rev N - Proposed Site-Wide External Works Scheme	Dwg No. 18/461/01 Rev M - BPW Landscape Masterplan
Camping Accommodation	Dwg No. LT1811.04.05 - Camping Accommodation ¹	Dwg No. 814.100 Plans, received 16.12.2025

¹ The original drawing - Dwg No. LT1811.04.05 - Camping Accommodation - includes all original accommodation types, with only the chalets proposed to be built, and all other accommodation types to be delivered via permission P/22/0192(d).

In addition to this, a supporting Ecology Review is submitted along with the amendment application. As stated in the report, the site is not considered to have changed materially since previous surveys were undertaken on the site, and therefore any previously written reports by Wildwood Ecology regarding the proposed development are considered to continue to be accurate in their content and recommendations.

In light of the above approach, it is considered that the proposed change is minor in the context of the wider scheme delivery, fully in keeping with the nature of the original approval, and is suitable for approval via the non-material amendment application.

Minor and sensitive lighting for the chalets is also proposed, but this will be agreed through a condition discharge against condition 7 of the permission (PP-14568688). To support this, an Exterior Lighting Strategy Addendum and an Exterior Lighting Strategy - Site Plan is submitted to comply with Condition 7.

Should you require any further information, please do not hesitate to contact me via the details on the application form.

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'L. Hopkins', is shown on a light-colored rectangular background.

Liam Hopkins, Director, Enc.