

DELEGATED REPORT

Application No:	P/26/0060
Site Address:	Land To The North Of Goitre Lane Merthyr Tydfil
Development:	Variation of Condition 2 (List of Approved Plans), Condition 6 (Grease Trap Details), Condition 8 (Parking Facilities), Condition 9 (Highway Works), Condition 10 (Materials), Condition 13 (Biodiversity Enhancements) and Condition 15 (EVC Charging) of Planning Permission P/24/0034
Case Officer:	Gareth Davies
Site Visit:	1st April 2026
Application Expiry Date:	19th May 2026
Consultation reply date expired:	20th April 2026

APPLICATION SITE

The application site comprises an irregularly shaped parcel of land to the north of Goitre Lane, Gurnos, currently undergoing development to provide a new primary school. The site is located to the south of Pen Y Dre High School and is bounded to the south and west by Goitre Lane. To the east is an undeveloped parcel of land that falls outside the application site; however, it is within the ownership of the Council and is currently being developed as a solar farm. The site occupies a slightly elevated position relative to Goitre Lane to the south. The land is gently undulating, with a general increase in topography towards the north, resulting in Pen Y Dre High School being located at a higher level.

Prior to the commencement of construction works, the most recent use of the land was for grazing purposes, and it formed part of the Council's grazing portfolio; however, this ceased in 2021 and it has since remained unused.

The site is located within the settlement boundary as identified by LDP Policy SW4 and its associated proposals map and consists, in part, of an allocation for residential development as set out in LDP Policy SW3-13 (Pen Y Dre Fields, Gurnos).

PROPOSED DEVELOPMENT

The current application seeks planning permission under Section 73 of the Town & Country Planning Act 1990 to vary the wording of conditions 2, 6, 8, 9, 10, 13, and 15 of planning permission P/24/0034.

The original approval for the school included access via a roundabout arrangement. It is now intended to replace this with a light-controlled junction. Additionally, other amendments are proposed, which involve:

- The provision of a substation near the access point with increased accessibility for maintenance purposes.
- Minor alterations to the swale area along the northern boundary to align with existing site ground levels.
- Removal of the windows to the immersion room towards the west wing and swapping the door and window in the east wing alongside the infant staff room which was previously an open corridor on the south elevation.
- Extension to the bin store for a sports equipment shed towards the west of the car park and reconfiguration of plant and equipment.

The proposed changes would require the rewording of the above-mentioned conditions to reflect the changes to the development.

Condition 2 would be amended to refer to the relevant amended plans that supersede those previously approved.

The wording in Conditions 6, 8, 9, 10, 13, and 15 require amendment to appropriately refer to either the details that have previously been approved (i.e. discharged conditions) or the relevant amended plans.

PLANNING HISTORY

P/25/0303 – Discharge of condition 6 of permission P/24/0034 grease trap – Approved 28/11/2025.

P/25/0060 – Discharge of condition 10 of planning permission P/24/0034 external finishes – Approved 01/08/2025.

P/24/0034 – Construction of a new primary school including access, landscaping, play/sports pitches, parking, external works, swale, plant, and associated works. – Approved 01/08/2024.

P/96/0284 – 2 class mobile classroom – Temporary approval 16/08/1996.

CONSULTATION

Head of Engineering and Highways – No objection

Council's Ecologist – No objection

Environmental Health Manager – No response received.

Education Department – No response received.

Natural Resources Wales – No objection

Dwr Cymru Welsh Water – No objection

South Wales Fire and Rescue Service – No objection

South Wales Police – No objection

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, site notices were displayed within the vicinity of the site on 01/04/2026.

No comments or observations have been received as a result of the consultation exercise.

POLICY CONTEXT

National Policy

The Future Wales National Plan 2040:

Policy 1 - Where Wales will grow.

Policy 2 - Shaping Urban Growth and Regeneration – Strategic Placemaking

Policy 3 – Supporting Urban Growth and Regeneration – Public Sector Leadership

Planning Policy Wales (PPW) Edition 12:

Planning Policy Wales provide guidance on matters relevant to this application, namely:

Placemaking in Action: Good Design Making Better Places

Strategic Placemaking: Accessibility

Activities in Places: Community Facilities

Activities in Places: Recreational Spaces

Distinctive and Natural Places: Recognising the Special Characteristics of Places

Distinctive and Natural Places: Recognising the Environmental Qualities of Places

1.2 The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as the Socio-economic Duty. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places.

2.2 All development decisions, either through development plans policy choices or individual development management decisions should seek to contribute towards the making of sustainable places and improved well-being.

2.3 The planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy, and friendly.

2.8 Planning policies, proposals and decisions must seek to promote sustainable development and support the well-being of people and communities across Wales.

3.3 Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.7 Good design promotes environmental sustainability and contributes to the achievement of the well-being goals.

3.20 The planning system should identify proactive and preventative measures to reduce health inequalities. This will include enabling opportunities for outdoor activity and recreation, reducing exposure of populations to air and noise pollution, promoting active travel options, and seeking environmental and physical improvements, particularly in the built environment.

4.0.2 ...when planning and managing future development planning authorities need to ensure that residents of existing and new communities have access to jobs and an appropriate range of community facilities including recreation, leisure, health, and education.

4.1.32 Planning authorities must ensure new housing, jobs, shopping, leisure, and services are highly accessible by walking and cycling.

4.1.51 A design-led approach to the provision of car parking should be taken, which ensures an appropriate level of car parking is integrated in a way which does not dominate the development.

4.4.1 Community buildings and spaces provide an important focus for sustaining communities and their well-being. They cover a broad range of activities and services that can be delivered by the public, private and third sectors. Community facilities contribute to a sense of place which is important to the health, well-being and amenity of local communities and their existence is often a key element in creating viable and sustainable places. They can include schools, cultural facilities, health services, libraries, allotments, and places of worship.

6.4.5 Planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions.

Technical advice notes (TAN):

TAN 5: Nature Conservation and Planning

TAN 12: Design

TAN 16: Sport, Recreation and Open Space

TAN 18: Transport

Local Policy

Merthyr Tydfil County Borough Council Replacement Local Development Plan (LDP) 2016-2031:

Policy SW4: Settlement Boundaries

Policy SW11: Sustainable Design and Placemaking

Policy SW12: Improving the Transport Network

Policy SW13: Protecting and Improving Local Community Facilities

Policy EnW1: Nature Conservation & Ecosystem Resilience

Policy EnW4: Environmental Protection

Policy EnW5: Landscape Protection

Supplementary planning guidance (SPG):

SPG Note 4: Sustainable Design (July 2013)

SPG Note 5: Nature and Development (May 2015)

PLANNING CONSIDERATIONS

Permission is sought under Section 73 of the Town & Country Planning Act 1990 to vary the wording of conditions of planning permission P/24/0034 to enable revisions to the approved scheme. In the circumstances, the Local Planning Authority is required to consider the conditions subject to which planning permission should be granted and, in doing so, must consider whether there has been any change in policy or in any other material circumstance that might affect the proposals.

The key considerations in the determination of this application are whether policy remains supportive of the proposed development as set out in national and local planning policy, any alteration to the impact on amenity, transport implications, and the impact on green infrastructure.

Principle of Development

The principle of the development to accommodate a new school building and associated works was established through the grant of planning permission P/24/0034. The proposed changes to this development relate to the detailed design and layout and do not materially change the nature of the proposal for the provision of a new school. As such, the principle of the development remains acceptable.

Amenity Considerations

The greatest alteration under this application is the switch from a roundabout entrance to a light controlled arrangement. The changes are not visually detrimental and will aid safe movement in the locality. Whilst this is a change in the traffic movement arrangement it better facilitates safe and organised access to the school facility. The change achieves this without any increased impact from the proposals on the amenity of nearby residents.

The need for a substation near the access to the school was identified after the original grant of planning permission. The substation is a relatively small structure close to the school access for ease of maintenance but a sufficient distance from established residential properties such that its impact on amenity is negligible.

The extension to the bin store to allow for the provision of a storage facility is a very minor change when the site is considered as a whole, indeed if the school were operational then the change may fall within permitted development and would not require planning permission. Moreover, this area also contains other plant and structures that would support the school function, and the change would be read against this backdrop.

The alterations to the doors and windows described above have no impact on the scale of the overall building and are a sufficient distance away from residential properties where they would have no impact on residential amenity.

The alterations to the swale in the northern part of the site would involve an adjustment to its alignment with the existing ground levels. The scale of the proposed change is minor in nature and would have no impact on the amenity of the facility or the surrounding area.

The proposed changes will have a relatively minor and acceptable impact on the visual and general amenity of the locality and are considered compliant with the requirements of Policy SW11 of the LDP.

Transport Implications

The introduction of a light-controlled junction is supported by a Road Safety Audit that also accompanies this application. This demonstrates that the proposed changes to the highway arrangement are safe and have the potential to provide some betterment over the original approved scheme, in that it would result in lesser land take to create the access arrangement. Furthermore, the change does not in any way affect the capacity of the school development to deliver on sustainable transport objectives and requirements, or active travel. It is noted by the Head of Engineering and Highways that the revised wording for Condition 8 (relating to parking facilities) needs to ensure the parking areas are appropriately surfaced in consolidated materials, which can be incorporated into any revised wording. The proposal is consequently considered compliant with the requirements of Policy SW12 of the Merthyr Tydfil Replacement Local Development Plan.

Green Infrastructure

As the changes also involve works to the swale the current submission is also accompanied by an updated Green Infrastructure Statement. This demonstrates that there is no fundamental alteration to green infrastructure in the development of the site and that biodiversity enhancements can still be delivered in line and consistent with the original approved plans. The proposals remain compliant with the requirements of Policy EnW1 of the Merthyr Tydfil Replacement Local Development Plan.

CONCLUSIONS

In conclusion, the variation of conditions sought will facilitate necessary updates to the original approved scheme that will enable the school to function efficiently when it becomes operational. Planning policy remains supportive of the development of the school facility, and the proposed changes in no way alters that position. The proposal, in all other respects, remains compliant with all other relevant material planning considerations and, as such, support for the proposed changes is recommended.

The duty to improve the economic, social, environmental, and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-being of Future Generations (Wales) Act 2015 ("the WBFG Act"), has been taken into consideration when determining this application. In reaching the following recommendation, the ways of working set out in section 5 of the WBFG Act have been considered and, thus, the proposal is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives, as required by section 8 of the WBFG Act.

RECOMMENDATION: **BE APPROVED** subject to the following **CONDITIONS:**

1. The development shall begin not later than five years from the date of this decision.

Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

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

Site Location Plan 26CB01-LAW-XX-GF-DR-A-039-0001-P02
MASTER GA Plan-26CB01-LAW-31-00-D-A-061108-C13
Roof Plan GA 26CB01-LAW-XX-GF-DR-A-061-1002_P02
Proposed North, West, East & South Elevation 26CB01-LAW-32-XX-D-A-062100-C04
Proposed Sections 26CB01-LAW-XX-GF-DR-A-063-001_P03
Existing Site Plan 26CB01-LAW-30-GF-D-A-039-002_P01
Proposed Block Plan 26CB01-LAW-30-00-D-A-069001_C03
Vehicle Swept Path Analysis - Fire Tender 26CB01-CAM-53-XX-D-C-0100-S4-PO6
Vehicle Swept Path Analysis - Refuse 26CB01-CAM-53-XX-D-C-0101-S4-PO6
Vehicle Swept Path Analysis - Standard Rigid Bus 26CB01-CAM-53-XX-D-C-0102-S4-PO6
Vehicle Swept Path Analysis - Rigid Truck 26CB01-CAM-53-XX-D-C-0103-S4-PO5
Vehicle Swept Path Analysis - Standard Design Vehicle 26CB01-CAM-53-XX-D-C-0104-S4-PO5.
Proposed External Hard Works 26CB01-CAM-50-XX-D-C-1100-AS-C07
Proposed Levels Plan 26CB01-CAM-51-XX-D-C-0600-A5-C03
General Arrangement Plan - 26CB01-CAM-52-XX-D-C-0002-A5-C03
Proposed Surface Water Drainage Plan 26CB01-CAM-52-XX-D-C-0504-AS-C08
Proposed Foul Water Drainage Plan 26CB01-CAM-52-XX-D-C-0509-AS-C05
Pitch Drainage Construction Details 26CB01-CAM-52-XX-D-C-1105-S4-P02
Drainage Construction Details 26CB01-CAM-52-XX-D-C-1106-S4-P02
Drainage Construction Details 26CB01-CAM-52-XX-D-C-1107-S4-P02
Proposed Catchment Plan 26CB01-CAM-53-XX-D-C-1500-S4-P04
External Services Plan 26CB01-MIT-30-XX-D-OE-0001
Landscape and GI Constraints and Opportunities Plan 2387201-SBC-00-XX-DR-L-300-PR02
Tree Pits and Hedge Details 2387201-SBC-00-XX-DR-L-500-PR01
Strategic Soft Landscape Plan 26CB01-SBC-00-XX-DR-L-0400-P08
External Areas Calculations 26CB01-SBC-00-XX-DR-L-0401-P08
West off-site habitat compensation sketch design 26CB01-SBC-00-XX-DR-L-0402_P04
South off-site habitat compensation sketch design 26CB01-SBC-00-XX-DR-L-0403_P04
Biodiversity Enhancement Plan 26CB01-SBC-00-XX-DR-L-0405-P08.
Substation Plan HAC-0820361.1.1.001-INTAKE Rev C-A1
Street Lighting Drawing R0
Offsite Highway Works (junction) Tracking refuse Vehicle (1 of 2) 26CB01-CAM-50-XX-D-C-0117-S4-P02
Offsite Highway Works (junction) Tracking refuse Vehicle (2 of 2) 26CB01-CAM-50-XX-D-C-0118-S4-P02
Offsite Highway Works (junction) Tracking 12m Bus 26CB01-Cam-50-XX-D-C-0119-S4-P02
Offsite Highway Works (junction) Tracking 15m Coach 26CB01-Cam-50-XX-D-C-0120-S4-P02
Offsite Highway Works Signalised Junction GA 26B01-CAM-50-XX-D-C-0730-AS-C03

Ecological Impact Assessment V2 13th May 2024
Ecology & Landscape Addendum V1 9th May 2024
Invertebrate Survey Report October 2022
Phase One Ecology Report
Reptile Survey Report 30th October 2023
Bats and Tree Survey 12th February 2024
Project Specific Method Statement Morgan Sindall
GI Statement Rev G
Remediation Strategy 15th March 2024 (Ashfield)
Arboricultural Report 8th April 2025 (ArbTS)
Planning Statement February 2024 (Asbri Planning)
Outdoor Lighting Report R0
Road Safety Audit (July 2005)
Design and Access Statement February 2024 (Lawray Architects)
Transport Assessment February 2024 (Asbri Transport)
Travel Plan February 2024
Acoustic Report (Formant Ltd)
Baseline Noise Survey Report
Energy Statement February 2024 WSP
Site Investigation Report November 2023 (Integral Geotechnique)
Archaeological and Heritage Desk-Based Assessment January 2024 EDP

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

3. **No buildings within the application site shall be brought into beneficial use** until such time as reinforcement works to the local water supply network to serve the development have been completed as identified in a Hydraulic Modelling Assessment and that written confirmation of this has been submitted to and approved in writing by the Local Planning Authority.

Reason - To ensure the site is served by a suitable potable water supply in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

4. Only foul water from the development site shall be allowed discharge to the public sewerage system and this discharge shall be made at manhole reference number SO04087205.

Reason - To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment in accordance with Policy EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

5. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason - To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment in accordance with Policy EnW4 of the Merthyr Tydfil County borough Council Replacement Local Development Plan.

6. A grease trap shall be installed in accordance with the approved details (BioCeptor/Biobrick/GreasePak) as agreed under discharge of condition application P/25/0303 on 28/11/2025, before the development hereby approved is brought into beneficial use. Thereafter the grease trap shall be maintained so as to prevent grease entering the public sewerage system.

Reason - To protect the integrity of the public sewerage system and ensure the free flow of sewage in accordance with Policy EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

7. **Prior to the school building being brought into beneficial use** details of cycle stands for visitors and staff shall be submitted to and approved in writing by the Local Planning Authority. The cycle stands shall be implemented in accordance with the approved details prior to the school building being brought into beneficial use and shall be retained in good condition thereafter.

Reason - To support sustainable transport and in the interests of highway safety in accordance with Policies SW11 and SW12 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

8. The proposed highway works along Goitre Lane and parking facilities as shown on the Proposed Block Plan (Drawing No. 26CB01-LAW-30-00-D-A-069001-C03), shall be laid out in accordance with the approved plan and constructed in consolidated materials, details of which shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details and shall be provided prior to the school building being brought in to beneficial use. The parking and turning area shall remain available for such purposes at all times thereafter.

Reason - In the interests of highway safety in accordance with Policies SW11 and SW12 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

9. The proposed highway works along Goitre Lane as shown on the Proposed Block Plan (Drawing No. 26CB01-LAW-30-00-D-A-069001-C03) which includes a new toucan crossing and a signalised junction operated by traffic lights shall be provided prior to the school building being brought into beneficial use.

Reason - In the interests of highway safety in accordance with Policies SW11 and SW12 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

10. The development shall be carried out in accordance with the approved material finishes to be used in the construction of the external surfaces of the building (Materials and Colours Rev B document prepared by Lawray Architects), as agreed under discharge of conditions application P/25/0060 approved on 24/03/2025.

Reason - To ensure that the external appearance of the approved development is in keeping with the character of the area and adjoining buildings in the interests of visual amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

11. **Prior to the development hereby approved coming into beneficial use**, a detailed plan indicating the positions, height, design, materials and type of boundary treatment to be erected, shall be submitted to and approved by the local planning

authority. The boundary treatment shall be completed in accordance with the approved details prior to the school building being brought into beneficial use.

Reason - To ensure that the new development will be visually attractive and boundaries protected in the interests of amenity in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

12. The solar panels hereby approved and associated equipment shall be removed from the site in its entirety within 2 months of it no longer being required for generating electricity or 25 years from the date of this permission, whichever is sooner.

Reason - In the interests of visual amenity and no permanent degradation of panels which would no longer be required in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan

13. **Prior to the development hereby approved coming into beneficial use** the biodiversity/ecological enhancements as shown on the Proposed North, West, East & South Elevation (Drawing No. 26CB01-LAW-32-XX-DR-A-062-2100_C04) shall be implemented in full and maintained as such in perpetuity.

Reason - In the interest of biodiversity in accordance with the requirements of Planning Policy Wales 12, the Environment (Wales) Act, and Policy EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

14. **Prior to the installation of any external lighting**, a detailed lighting scheme shall be submitted to and approved in writing by the local planning authority to protect bat foraging/commuting areas. The details shall include:

- horizontal and vertical illuminance plans demonstrating dark corridors/routes to be provided from north to south and east to west across the site, together with dark routes for access to the integral bat boxes.
- a plan illustrating the lux levels across the site overlaid with the dark corridors
- the onsite lighting shall include details of the proposed colour temperatures
- details of night control to ensure lighting is not operational when not required. The lighting scheme shall be carried out in accordance with the approved details.

Reason - To ensure there is no adverse impact upon European Protected Species in accordance with Policy EnW2 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

15. **Prior to the beneficial occupation of the new school building**, the electric vehicle charging points shall be provided in accordance with the submitted details as shown on the Proposed Site Plan (Drawing No. 26CB01-LAW-30-00-D-A-069001_C03) and should be retained as such in perpetuity.

Reason - To support the use of electric vehicles in accordance with Policy SW12 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan and Policy 12 of Future Wales.

16. All soft landscaping as proposed shall be carried out no later than the first planting season following the beneficial occupation of the development hereby approved. If within a period of up to five years from the planting of any proposed landscaping, any tree or

hedgerow planted is removed, uprooted or destroyed or dies (or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective), a replacement of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason - To safeguard long term amenity, landscape and ecological interests in accordance with Policy EnW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

17. Prior to the construction of any retaining walls which exceeds 1m in height, details, including structural calculations and facing materials, shall be submitted to and approved in writing by the Local Planning Authority. The retaining walls shall be completed in accordance with the approved details before the development hereby approved is brought into beneficial use.

Reason - In the interest of safety and visual amenity in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

18. Demolition or construction works shall not take place outside the hours of 08:00 to 18:00 Mondays to Fridays and 0800 to 14:00 on Saturdays and at no time on Sundays or Public Holidays.

Reason - To ensure that the noise emitted and activities undertaken are not a source of nuisance to occupants of nearby properties in accordance with Policies SW11 and EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

INFORMATIVES

1. Technical approval of the proposed S278 works on the existing highway will be required from the Highway Authority
2. The proposed scheme will require a sustainable drainage system designed in accordance with the attached Welsh Government Standards for sustainable drainage. The scheme will require approval by the SuDS Approving Body (SAB) prior to any construction work commencing.
3. Please note that Bats are protected under The Conservation of Habitats and Species Regulations 2010 (as amended) and the Wildlife and Countryside Act 1981 (as amended). This protection includes bats and places used as bat roosts, whether a bat is present at the time or not. If bats are found during the course of works, all works must cease and Natural Resources Wales contacted immediately (0300 065 3000).
4. Please note that all birds are protected by the Wildlife and Countryside Act 1981 (as amended). The protection also covers their nests and eggs. To avoid breaking the law, do not carry out work on trees, hedgerows or buildings where birds are nesting. The nesting season for most bird species is between March and September.

RECOMMENDATION ENDORSED

A handwritten signature in black ink, appearing to be 'C. D. J.', written above a horizontal line.

Director of Neighbourhood Services

DATE: 22.05.2026