

Our Ref: 25011/01

04 September 2026

Planning Service
Merthyr Tydfil County Borough Council
Civic Centre
Castle Street
Merthyr Tydfil
CF47 8AN

Dear Sir/Madam

FULL PLANNING PERMISSION TO BE AMENDED – RETROSPECTIVE PERMISSION FOR THE CONSTRUCTION OF A NEW FOOTBRIDGE, WORKS TO DEMOLISH, ALTER AND EXTEND EXISTING PLATFORM NORTH OF THE RAILWAY LINE AND CONSTRUCTION OF A NEW PLATFORM SOUTH OF THE RAILWAY LINE WITH ASSOCIATED ANCILLARY WORKS (FULL) – P/24/0033

APPLICATION UNDER SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (TCPA 1990) TO VARY THE WORDING OF PLANNING CONDITIONS 1 AND 3 OF PERMISSION P/24/0033

Planning History

Initial Planning Permission

Planning permission was granted for redevelopment works at the existing Quakers Yard Station on 30 November 2023 under planning reference **P/23/0125**.

Planning Conditions 2 and 4 (landscaping details) were discharged on 26 July 2024 (planning reference **P/24/0032**).

Section 73 – Changes to Landscape Scheme

An application under Section 73 of the Town and Country Planning Act 1990 was subsequently submitted to MTCBC to seek an amendment to the previously approved landscape scheme; this was granted on 15 October 2024 (Planning reference **P/24/0033**) and resulted in a new planning permission with previous Planning Conditions 1, 3, and 4 varied and previous Planning Condition 2 removed.

Section 96a – Further Changes to Landscape Scheme

An application under Section 96a of the Town and Country Planning Act 1990 was subsequently submitted to MTCBC to seek an amendment to the previously approved landscape scheme of planning permission P/24/0033 detailed above. This was granted on 24 July 2025 (Planning reference **P/25/0109**) resulting in the variation of Planning Conditions 1 and 3 and the retention of Planning Condition 2.

However, that Decision Notice (P/25/0109) refers to it being a non-material amendment of initial planning permission P/23/0125 (rather than the correct reference of being a non-material amendment of planning permission P/24/0033).

As such, the changes previously approved under planning reference P/25/0109 form part of this application to ensure they are captured in the granting of any new planning permission under Section 73 (together with the proposed design changes (described below) that form the core of this Section 73 application.

Core Design Changes and this Section 73 Application

Proposed Alterations to Down Platform

The existing Down Platform currently slopes slightly from back to front (i.e. a marginal downward gradient towards the track). As such, it is proposed to make changes to the Down Platform to ensure the marginal slope is from front to back (i.e. a marginal downward gradient towards the back of the platform) which would subsequently be railway compliant with respect to health and safety requirements.

Due to the ground works required to ensure a front to back slope arrangement, there would also be a requirement to install two concrete retaining walls; one towards the back of the platform, and another towards the front of the platform. The retaining walls would have 1.1m high fencing on top with balustrade, would be arranged as such to provide dedicated 'channels' to enable pedestrian access from the footbridge on the Down Platform. One channel (accessed from the back of the platform) would provide Persons with Reduced Mobility (PRM) access to the Down Platform via a ramp with a 1 in 20 gradient. The other channel would consist of a step down (three steps) with tactile paving on either side and would provide more direct access to the Down Platform.

The existing waiting shelter would be repositioned (approximately 2m to the south/towards the front of the platform) to enable these works.

The 6 existing bike hoops would also be required to be removed to enable the works, with 4 new bike hoops being installed (approximately 2m to the south of their existing position) to the side of the repositioned waiting shelter.

Planning Condition 1 – Proposed Variation

Table 1 below provides an overview of the proposed changes to the drawings/documents listed under Planning Condition 1 of permission 24/0033 as follows:

Orange shading	Amended/Updated
Yellow shading	Removed
Green shading	New
Blue shading	Retained

It should be noted that the documents highlighted yellow in **Table 1** below were previously amended/updated as part of the Section 96a application (granted under planning reference P/25/0109); for the reasons stated above, those documents are included below and form part of this Section 73 application.

Table 1 – Overview of Proposed Changes to Planning Condition 1

Drawing or Document Consented under Planning Condition 1 of Planning Permission P/24/0033		Drawing or Document Status under this Section 73 Application	
Doc/Dwg Ref	Doc/Dwg Title	Doc/Dwg Ref	Doc/Dwg Title
CODWBD15EMER-AMEY-ELS-XX-DR-LL-008 P03, dated 23/08/2024	Landscape Plan	CODWBD15EMER-AMEY-ELS-XX-DR-LL-008 P06 dated 27.01.25.	No change
CODWBD15EMER-AMEY-ELS-XX-DR-LL-001 P03, dated 31/07/2024	Location plan & Planting Schedules	CODWBD15EMER-AMEY-ELS-XX-DR-LL-001 P06 received 16/04/2025	No change
CODWBD15EMER-AMEY-00-XX-LX-RP-0001 /P02, dated 27/08/2024	Landscape Management Plan & Maintenance Plan for Quakers Yard Footbridge,	CODWBD15EMER-AMEY-00-XX-LX-RP-0001/P01: Rev 2.5 dated 10/06/2025	No change
CODWBD15EMER-AMEY-ELS-XX-SP-001 / P03 dated 13/08/2024	Series 3000 Specification Quakers Yard	CODWBD15EMER-AMEY-ELS-XX-SP-001 / P06 dated 10/06/2025	No change
TRAN01-FJD-R1-MER-DDR-C-CV-000101-P01.1	General Arrangement	Superseded by new drawing TRAN01-KAW-R1-MER-DDR-C-CV-000285-P01.1 below	
TRAN01-FJD-R1-MER-DDR-C-CV-000119-B01	Down Platform Tie-In Detail	Superseded by new drawing TRAN01-KAW-R1-MER-DDR-C-CV-000283-P04.1 below	
N/A	N/A	TRAN01-KAW-R1-MER-DDR-C-CV-000282-P02.1	Down Platform 01
N/A	N/A	TRAN01-KAW-R1-MER-DDR-C-CV-000283-P04.1	Sections Down Platform 01
N/A	N/A	TRAN01-KAW-R1-MER-DDR-C-CV-000285-P01.1	Down Platform 04
N/A	Site Location Plan 2511-01-02		
N/A	Statutory Plan 2511-01-02		
TRAN01-FJD-R1-MER-DDR-C-CV-000151-P01.1	Proposed Planning Sections		
TRAN01-FJD-R1-MER-DDR-C-CV-000102-P01.1	Taffs Vale Access		

Drawing or Document Consented under Planning Condition 1 of Planning Permission P/24/0033		Drawing or Document Status under this Section 73 Application	
Doc/Dwg Ref	Doc/Dwg Title	Doc/Dwg Ref	Doc/Dwg Title
TRAN01-FJD-R1-MER-DDR-S-ST-000104-P01	Proposed Steelwork Arrangement	No change	
TRAN01-FJD-R1-MER-DDR-S-ST-000105-B01	Main Span Steelwork Arrangement		
TRAN01-FJD-R1-MER-DDR-S-ST-000106-B01	Ramp Bridge Steelwork Arrangement		
TRAN01-FJD-R1-MER-DDR-S-ST-000116-B01	Upside Ramp Steelwork Arrangement		
TRAN01-FJD-R1-MER-DDR-S-ST-000117-B01	Upside Ramp Steelwork Details A		
TRAN01-FJD-R1-MER-DDR-S-ST-000118-B01	Upside Ramp Steelwork Details B		
TRAN01-FJD-R1-MER-DDR-S-ST-000119-B01	Upside Ramp Steelwork Details C		
TRAN01-FJD-R1-MER-DDR-S-ST-000120-B01	Upside Ramp Steelwork Details D		
TRAN01-FJD-R1-MER-DDR-S-ST-000121-B01	Upside Ramp Steelwork Details E		
TRAN01-FJD-R1-MER-DDR-S-ST-000122-B01	Upside Ramp Steelwork Details F, G AND H		
TRAN01-FJD-R1-MER-DDR-C-CV-000115-B01	Down Platform Cross Sections		
TRAN01-FJD-R1-MER-DDR-C-CV-000116-B01	Down Platform Cross Sections		
TRAN01-FJD-R1-MER-DDR-C-CV-000141-P01.	Up Platform Cross Sections		
TRAN01-FJD-R1-MER-DDR-C-CV-000142-B01	Up Platform Cross Sections		
TRAN01-FJD-R1-MER-DDR-C-CV-000147-B01	Up Platform Waiting Shelter Details		

Drawing or Document Consented under Planning Condition 1 of Planning Permission P/24/0033		Drawing or Document Status under this Section 73 Application	
Doc/Dwg Ref	Doc/Dwg Title	Doc/Dwg Ref	Doc/Dwg Title
TRAN01-KAW-R1-MER-DDR-D-HW-000001-P02	Drainage General Arrangements		
N/A	Planning Statement (Transport for Wales - April 2023)		
N/A	Planning Statement Addendum (Transport for Wales - November 2023)		
TRAN01-KAW-R1-MER-RPT-Y-EN-000075-A01	Bat Constraints Technical Note		
TRAN01-KAW-R1-MER-RPT-Y-EN-000072-P03.1	Bat Tree Report		
TRAN01-KAW-R1-MER-RPT-Y-EN-000076-A01	Dormouse Survey Report		
TRAN01-KAW-R1-MER-RPT-Y-EN-000077-P02.1	Ecological Impact Assessment		
CODWBD15EMER-AMEY-ELS-XX-DR-LL-005 P02	Planting details Containerised Species		
CODWBD15EMER-AMEY-ELS-XX-DR-LL-004 P02, dated 21/05/2024	Standard Seeding Details		
CODWBD15EMER-AMEY-ELS-XX-DR-LL-003 P02, dated 21/05/2024	Standard Planting Details		

Planning Condition 2

Planning Condition 2 of planning permission P/24/0033 states:

"All planting, seeding or turfing comprised in the approved details of landscaping as listed in condition 1 shall be completed by 31 March 2026; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species."

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

No variation is sought to the wording of Planning Condition 2.

Planning Condition 3 – Proposed Variation

Planning Condition 3 of planning permission P/24/0033 states:

“The management of the approved soft landscaping works as listed under condition 1, shall be carried out in accordance with the Landscape Management and Maintenance Plan for Quakers Yard Footbridge (Ref CODWBD15EMER-AMEY-00-XX-LX-RP-0001 /P02, dated 27/08/2024) and Series 3000 Specification Quakers Yard (Ref CODWBD15EMER-AMEY-ELS-XX-SP-001 / P03 dated 13/08/2024).

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

Planning Condition 3 was previously varied as part of the Section 96a application (granted under planning reference P/25/0109) to refer to two of the updated Planning Condition 1 documents; however, similar to Planning Condition 1 above, that permission incorrectly refers to it being a non-material amendment of initial planning permission P/23/0125 (rather than the correct reference of being a non-material amendment of planning permission P/24/0033). As such, the variation of Planning Condition 3 also forms part of this application to ensure it is captured in the granting of any new planning permission under Section 73.

For clarity, it is proposed that Planning Condition 3 is varied to read as follows:

“The management of the approved soft landscaping works as listed under condition 1, shall be carried out in accordance with the Landscape Management & Maintenance Plan for Quakers Yard Footbridge (Ref: CODWBD15EMER-AMEY-00-XX-LX-RP-001 /P01 Rev2.5 dated 10/06/2025 and Series 3000 Specification Quakers Yard (Ref: CODWBD15EMER /- AMEY-ELS-XX-SP-001 /P06 dated 10/06/2025.

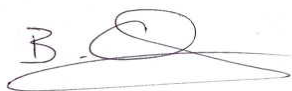
Reason - *To ensure that the new development will be visually attractive in the interests of amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.”*

I trust the content of this letter is sufficient for this Section 73 application to be validated and considered.

Please do not hesitate to contact me should you have any queries or require any further information.

Yours sincerely,

Bobby Clayton



Associate, AXIS (on behalf of AIW) bobbyclayton@axis.co.uk