



## Cyngor Bwrdeistref Sirol Merthyr Tudful

Cynllunio Trefol (Rheoli Datblygu)

Uned 5

Parc Busnes Triongi

Pentrebach

Merthyr Tudful

CF48 4TQ

Rhif Ffon: 01685 726213

www.merthyr.gov.uk

### Application for Removal or Variation of a Condition following Grant of Planning Permission

### Town and Country Planning Act 1990; Historic Environment (Wales) Act 2023

#### 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

First name

Surname

Company Name

## Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

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

Joe

Surname

Ayoubkhani

Company Name

Highlight Planning

Address

Address line 1

15 Neptune Court

Address line 2

Address line 3

Vanguard Way

Town/City

Cardiff

Country

United Kingdom

Postcode

CF24 5PJ

Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Continuation of use of Cwmbargoed Disposal Point for the duration of related operations at the Ffos y Fran Land Reclamation Scheme and the provision of additional facilities (mineral processing and preparation plant, coal washing plant, coal haulage vehicle workshop, water storage tank, information and advertisement hoardings, coal stacking and preparation facilities and other ancillary works) (Full)

Reference number

P/08/0091

Date of decision (date must be pre-application submission)

03/09/2008

**Please state the condition number(s) to which this application relates**

Condition number(s)

1

Has the development already started?

- ☒ Yes  
☐ No

If Yes, please state when the development was started (date must be pre-application submission)

08/04/2008

Has the development been completed?

- ☐ Yes  
☒ No

## Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed

See Planning Statement

If you wish the existing condition to be changed, please state how you wish the condition to be varied

See Planning Statement

## 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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

Date (must be pre-application submission)

19/11/2025

Details of the pre-application advice received

Clarification on type of application to be submitted

## Ownership Certificates

### Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- ☐ Yes
- ☒ No

If No, can you give appropriate notice to ALL the other owners?

- ☒ Yes
- ☐ No

### Certificate of Ownership - Certificate B

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which this application relates.

**Name of Owner/Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

**Number:**

**Suffix:**

**Address line 1:**

Eversholt Street

**Address Line 2:**

**Town/City:**

London

**Postcode:**

NW1 2DN

**Date notice served (DD/MM/YYYY):**

12/12/2025

**Person Family Name:**

**Name of Owner/Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

**Number:**

**Suffix:**

**Address line 1:**

Bradbury House

**Address Line 2:**

Mission Court

**Town/City:**

Newport

**Postcode:**

NP20 2DW

**Date notice served (DD/MM/YYYY):**

12/12/2025

**Person Family Name:**

Person Role

☐ The Applicant

☒ The Agent

Title

Mr

First Name

Joe

Surname

Ayoubkhani

Declaration Date

12/12/2025

☒ Declaration made

## Agricultural Holding Certificate

### Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- ☒ (A) None of the land to which the application relates is, or is part of an agricultural holding
- ☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

Mr

First Name

Joe

Surname

Ayoubkhani

Declaration Date

12/12/2025

☒ Declaration made

## Declaration

I/We hereby apply for Removal/Variation of a condition 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

Joe Ayoubkhani

Date

12/12/2025