

MERTHYR TYDFIL COUNTY BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
The Town and Country Planning
(Non-Material Changes and Correction of Errors) (Wales) Order 2014

**NON-MATERIAL AMENDMENT
(APPROVAL)**

To: Mr & Mrs P Lineham c/o Mr Chris Boardman Boardman Planning Ltd. 19 Starling Walk
Cwm Calon Penallta Hengoed Caerphilly CF82 6BH

WHEREAS you submitted an application on the 8th October 2025 for a non-material amendment at: Y Goedwig Cardiff Road Treharris CF46 5NB short particulars of the application being as follows:-

Name of the Applicant

Mr & Mrs P Lineham
C/o Agent

Description of Proposed Development

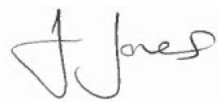
Non material amendment to application P/25/0151 for alterations to fenestration and roofs, to include biodiversity enhancements required by condition 3 and to vary wording of conditions 4, 6 & 8 to change the timings for submission of information (Non Material Amendment)

The Council in pursuance of its powers under the above mentioned Act and Order hereby **APPROVES** the non-material amendment as described above and in accordance with the details and plans (if any) submitted with the application subject to compliance with the following conditions.

CONDITIONS

Please see attached.

Date: 9th February 2026

Signed: 
(Director of Neighbourhood Services)

**IT IS IMPORTANT THAT YOU READ
THE NOTES ATTACHED TO THIS FORM**

CONDITIONS

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

Drawing Title: Proposed Site Plan, Drawing Number: PL01, Received 21 August 2025.

Drawing Title: Proposed Ground Floor Plan, Drawing Number: P02, Received 15 January 2026.

Drawing Title: Proposed First Floor Plan, Drawing Number: P03, Received 15 January 2026.

Drawing Title: Proposed First Floor Plan, Drawing Number: P03, Received 15 January 2026.

Drawing Title: Proposed Lower Ground Floor, Drawing Number: P04, Received 15 January 2026.

Drawing Title: Proposed Front and Side Elevations, Drawing Number: P05, Received 28 January 2026.

Drawing Title: Proposed Rear and Side Elevations, Drawing Number: P06, Received 28 January 2026.

Drawing Title: Proposed Side Elevations, Drawing Number: P07, Received 15 January 2026.

Drawing Title: Proposed Front Context Elevation, Drawing Number: P08, Received 15 January 2026.

Ecology Technical Note produced by BE Ecological Ltd. Dated 17.09.2025, Received 17 September 2025

Ecological enhancement details, Drawing Number: ECO-01 (V4), Received 28 January 2026.

Bat box location on western elevation, Received 28 January 2028

Bird box location on eastern elevation, Received 28 January 2028

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

- 3 Prior to first occupation of the annexe hereby approved, details of the proposed pond together with a timescale for its provision, shall be submitted to and approved in writing by the Local Planning Authority. The pond shall be carried out in accordance with the approved details and retained in perpetuity thereafter.

Reason - Future Wales and Planning Policy Wales (Edition 12, February 2024) requires all development to maintain and enhance biodiversity and to accord with Policy EnW1 of the Merthyr Tydfil Replacement Local Development Plan.

- 4 Prior to first occupation of the annexe hereby approved, a scheme of landscaping, shall be submitted to an approved in writing by the Local Planning Authority. This shall include details of the proposed wildflower area, planting beds, hedgerow and new trees illustrated on drawing number PL01. The

scheme shall also include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the annexe or the completion of the development, whichever is the sooner; 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 - Future Wales and Planning Policy Wales (Edition 12, February 2024) requires all development to maintain and enhance biodiversity and to accord with Policy EnW1 of the Merthyr Tydfil Replacement Local Development Plan.

- 6 Before works commence on the construction of any retaining wall which exceeds 1 metre in height, details, including structural calculations and facing materials shall be submitted to and approved in writing by the Local Planning Authority. The 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 .

- 8 Prior to the laying of any hard surfacing or commencement of any works above finished floor level, a scheme for the disposal of surface water shall be submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to the occupation of the annexe development and retained in perpetuity.

Reason - To ensure adequate disposal of surface water drainage in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 9 Prior to the occupation of the annexe hereby approved, bat and bird boxes shall be provided in accordance with the details approved under condition 2 and these shall be retained in perpetuity thereafter.

Reason - To protect the natural environment in accordance with Policies EnW1 and EnW2 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

INFORMATIVES

1. The developer is advised that that decision must be read in conjunction with the original decision notice (planning ref: P/25/0151). Conditions 1, 5 and 7 are still applicable and must be complied with. Condition 2 has been amended on this decision notice to refer to the plans and details submitted as part of this non-material amendment application. Condition 3 has been amended to refer only to the enhancements of which full details were not submitted as part of this application. Conditions 4, 6 and 8 have been amended to alter the trigger for the submission of information and finally condition 9 has been added in relation the enhancements which have been approved.

NOTES

PLEASE NOTE: THIS NOTICE RELATES ONLY TO A PLANNING DECISION AND DOES NOT RELATE TO OTHER LEGISLATION INCLUDING ANY LEGISLATION UNDER:

BUILDING REGULATIONS
LISTED BUILDING LEGISLATION
HIGHWAY LEGISLATION

IF PLANNING PERMISSION HAS BEEN GRANTED IT IS ADVISABLE TO ESTABLISH WHETHER ANY OTHER FORM OF CONSENT IS REQUIRED AND TO OBTAIN SUCH CONSENT BEFORE COMMENCING DEVELOPMENT

Please quote the application number in all correspondence.