

Date: 19th March 2026

Our Ref: 23.162

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Dear Sir or Madam,

Town and Country Planning Permission Act 1990 (as amended)
Section 73 application to vary planning conditions 2 (List of Approved Plans), 6 (Grease Trap Details), 8 (Parking Facilities), 9 (Highways Works), 10 (Materials), 13 (Biodiversity Enhancements) and 15 (EVC Charging) of planning consent P/24/0034
Land to the North of Goitre Lane, Merthyr Tydfil
Planning Portal Reference: PP-14766101

Asbri Planning Ltd have been instructed by Morgan Sindall and Merthyr Tydfil County Borough Council to submit a S73 application to vary Condition 2 (List of Approved Plans), Condition 8 (Parking Facilities), Condition 9 (Highways Works), 13 (Biodiversity Enhancements) and Condition 15 (EVC Charging) of the above consent to allow for the introduction of a signalised junction operated by traffic lights as opposed to the previously approved roundabout towards the western access point at the land to the north of Goitre Lane, Merthyr Tydfil.

The S73 will also seek to update any planning conditions that have previously been discharged to compliance conditions referencing approved details. This includes Condition 6 (Grease Trap Details) and Condition 10 (Materials).

The Proposal

The proposal involves minor amendments to the approved plans, as listed below:

- Introduction of signalised junction operated by traffic lights, as opposed to a roundabout towards the western access point. The proposed changes have been prior agreed with the Local Highway Authority.
- Addition of a substation near access point for increased accessibility for maintenance purposes.
- Minor alterations to the swale area along the northern boundary to align with the existing site ground levels.
- Removed the window to the immersion room towards the west wing, and swapped 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.

Road Safety Audit Stage 1 & 2

A Road Safety Audit for stages 1 & 2 for the proposed S278 signalised junction scheme has been prepared by Go Surveys for the new access arrangements associated with the newly proposed Goetre Primary School. The report identified problems and recommendations. Following this, the project engineers, Cambria Consulting, have prepared their designers response addressing any recommendations made. The reporting is submitted with this S73 application for further information.

Background

The site benefits from an extant planning permission P/24/0034 for the following development, approved on the 1st of August 2024:

"Construction of a new Primary School including access, landscaping, play / sports pitches, parking, external works, swale, plant and associated works (Full)"

Planning History

The following planning history is relevant to the proposals:

Application ref.	Description	Decision
P/96/0284	2 class mobile - classroom	Temporary Approval 16 Aug 1996
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 Aug 2024
P/25/0060	Discharge of condition 10 (material finishes) of planning permission P/24/0034 relating to a new primary school.	Approved 24 Mar 2025
P/25/0303	Discharge of Condition 6 of P/24/0034 - grease tap	Approved 28 Nov 2025

The below table sets out the originally approved plans which require variation or addition within this planning application:

Approved under original application approval (P/24/0034)	Proposed under S73
Vehicle Swept Path Analysis - Fire Tender CC2538-CAM-XX-XX-DR-C-0100-P04	Vehicle Swept Path Analysis (Fire Tender) - 26CB01-CAM-53-XX-D-C-0100-S4-P06
Vehicle Swept Path Analysis - Refuse CC2538-CAM-XX-XX-DR-C-0101-P04	Vehicle Swept Path Analysis (Refuse) - 26CB01-CAM-53-XX-D-C-0101-S4-P06
Vehicle Swept Path Analysis - Standard Rigid Bus CC2538-CAM-XX-XX-DR-C-0102-P04	Vehicle Swept Path Analysis (Rigid Bus) - 26CB01-CAM-53-XX-D-C-0102-S4-P06
Vehicle Swept Path Analysis - Rigid Truck CC2538-CAM-XX-XX-DR-C-0103-P03	Vehicle Swept Path Analysis (Rigid Truck) - 26CB01-CAM-53-XX-D-C-0103-S4-P05
Vehicle Swept Path Analysis - Standard Design Vehicle CC2538-CAM-XX-XX-DR-C-0104-P03	Vehicle Swept Path Analysis (Design Vehicle) - 26CB01-CAM-53-XX-D-C-0104-S4-P05
Proposed Levels Plan 26CB01-CAM-51-XX-D-C-0600-S4-P04	Proposed Levels Plan - 26CB01-CAM-51-XX-D-C-0600-A5-C03
General Arrangement Plan 26CB01-CAM-52-XX-D-C-0002-S4-P01	General Arrangement Plan - 26CB01-CAM-52-XX-D-C-0002-A5-C03
Proposed Surface Water Drainage Plan 26CB01-CAM-52-XX-D-C-0504-S4-P03	Proposed Surface Water Drainage Plan (Overview) - 26CB01-CAM-52-XX-D-C-0504-A5-C08

Proposed Foul Water Drainage Plan 26CB01-CAM-52-XX-D-C-0509-S4-P03	Proposed Foul Water Drainage Plans (Overview) - 26CB01-CAM-52-XX-D-C-0509-A5-C05
Proposed Catchment Plan 26CB01-CAM-53-XX-D-C-1500-S4-P03	Proposed Catchment Plan - 26CB01-CAM-53-XX-D-C-1500-S4-P04
Biodiversity Enhancement Plan 26CB01-SBC-00-XX-DR-L-0405_P01	Biodiversity Enhancement Plan - 26CB01-SBC-30-XX-D-L-0405-P08
Strategic Soft Landscape Plan 26CB01-SBC-00-XX-DR-L-0400_P04	Strategic Soft Landscape Plan - 26CB01-SBC-30-XX-D-L-0400-P08
External Areas Calculations 26CB01-SBC-00-XX-DR-L-0401_P03	External Areas Calculation - 26CB01-SBC-30-XX-D-L-0401-P08
Proposed North, West, East & South Elevation 26CB01-LAW-32-XX-DR-A-062-2100_P03	North, West, East & South Elevation - 26CB01-LAW-32-XX-D-A-062100-C04
Ground Floor Plan GA 26CB01-LAW-XX-GF-DR-A-061-1001_P04	MASTER GA Plan - 26CB01-LAW-31-00-D-A-061108-C13
Proposed Site Plan 26CB01-LAW-30-00-D-A-069001_P00	Proposed Block Plan - 26CB01-LAW-30-00-D-A-069001_C03
Proposed External Hard Works 26CB01-CAM-50-XX-D-C-1100-S4-P04	26CB01-CAM-50-XX-D-C-1100-C05 Proposed External Hard Works Plan
External Services Plan 26CB01-WSP-73-00-D-ME-500301_P02	26CB01-MIT-30-XX-D-OE-0001 External Service Plan
GI Statement Rev F 15 05 24	GI Statement Rev G
	Substation Plan HAC-0820361.1.01-INTAKE Rev C-A1
	Street Lighting Drawing - R0
	Outdoor Lighting Report - R0
	26CB01-CAM-50-XX-D-C-0117-S4-P02- Offsite Highway Works (Junction) Tracking- Refuse Vehicle (1 of 2)
	26CB01-CAM-50-XX-D-C-0118-S4-P02- Offsite Highway Works (Junction) Tracking- Refuse Vehicle (2 of 2)
	26CB01-CAM-50-XX-D-C-0119-S4-P02- Offsite Highway Works (Junction) Tracking- 12m Bus
	26CB01-CAM-50-XX-D-C-0120-S4-P02- Offsite Highway Works (Junction) Tracking- 15m Coach
	26CB01-CAM-50-XX-D-C-0730-A5-C03 - Offsite Highway Works Signalised Junction GA
	Road Safety Audit (July 2025)

As a result of the newly revised plans submitted, the following conditions require updates:

Original condition	Proposed rewording
8) The parking facilities shall be laid out in accordance with the Proposed Site Plan (Drawing No. 26CB01-LAW-30-00-D-A-0690011 - P00) and constructed in consolidated materials, details of which shall first be submitted to and approved in writing by the Local Planning Authority prior to the beneficial occupation of the school building. The development shall be completed in accordance with the approved details prior to the beneficial occupation of the school building and the parking	8) The parking facilities shall be laid out in accordance with the Proposed Site Plan (Drawing No. 26CB01-LAW-30-00-D-A-069001_C03) and constructed in consolidated materials, details of which shall first be submitted to and approved in writing by the Local Planning Authority prior to the beneficial occupation of the school building. The development shall be completed in accordance with the approved details prior to the beneficial occupation of the school building and the parking

and turning area shall remain available for such purpose at all times thereafter.	and turning area shall remain available for such purpose at all times thereafter.
9) The proposed highway works along Goitre Lane as shown on the General Arrangement Plan (Drawing No. 26CB01-CAM-52-XX-D-C-0002-P01) which includes a new toucan crossing and roundabout shall be provided prior to the school building being brought in to beneficial use.	9) The proposed highway works along Goitre Lane as shown on the General Arrangement Plan (Drawing No. 26CB01-LAW-30-00-D-A-069001_C03) which includes a new signalised junction operated by traffic lights shall be provided prior to the school building being brought into beneficial use
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_P03) and shall be implemented in full and maintained as such in perpetuity.	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) and shall be implemented in full and maintained as such in perpetuity.
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_P00) and should be retained as such in perpetuity.	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.

Discharged Planning Conditions

The following conditions require re-wording to compliance conditions due to them being recently discharged by the Local Planning Authority.

Condition 6 – Grease Trap Details (Discharged 28/11/25 - P/24/0034)

Original Wording	Proposed update
The development hereby approved shall not be brought into beneficial use until the provision of a grease trap has been installed in accordance with details that have first been submitted to and approved in writing by the local planning authority. 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 sewage system and ensure the free flow of sewage in accordance with Policy EnW4 of the Merthyr Tydfil Replacement Local Development Plan.	The development shall be carried out in accordance with the details agreed under discharge of condition application ref. P/24/0034 as approved on 28/11/2025. The provision of a grease trap shall be completed in accordance with the approved details 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 sewage system and ensure the free flow of sewage in accordance with Policy EnW4 of the Merthyr Tydfil Replacement Local Development Plan.

Condition 10 – Material Samples for Building (Discharged 24/03/25 - P/25/0060)

Original Wording	Proposed update
Prior to the construction of the development hereby approved details/samples of the materials to be used in the construction of the external surfaces of the building(s) shall be submitted to and approved in writing by the local planning	The development shall be carried out in accordance with the details agreed under discharge of condition application ref. P/25/0060 as approved on 24/03/2025. The development shall be carried out in accordance with the approved details/samples of materials to be used in the

authority. Development shall be carried out in accordance with the approved details. Reason - To ensure that the external appearance of the proposed development will be 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.	construction of the external surfaces of the building. Reason - To ensure that the external appearance of the proposed development will be 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.
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Planning Appraisal

Principle of Development

The principle of development, an alteration to the access design and ancillary buildings in the vicinity of the school are firmly established through the original approval ref. P/24/0034. The planning appraisal will consider the impacts as a result of the variations proposed.

Impacts on Amenity

The proposals comprise the alteration of the access design to a signalised junction. The access visually will be different to the originally approved roundabout. The changes are not considered to be detrimental visually and will ensure safe movement in the area. In terms of local amenity, it is appreciated that the proposals will result in a different traffic movement arrangement, however, this will ultimately facilitate student drop-off and provide an organised and well-maintained flow of traffic. The proposals are considered to protect the amenity of surrounding residents and will ensure safe movement of traffic and people.

The proposals involve the addition of a substation located nearby the access maintenance purposes. The additional structure provides a minor increase in the scale of the originally approval development. The structure is require to support the new school building in line with discussions with the statutory undertaker. The building is located away from boundaries with nearby neighbours and overall does not materially change the scale of the original approval or impact existing properties in the surrounding area.

The proposals include an extension to the bin store is proposed to allow sufficient room for an additional sports equipment shed. The shed is a small structure and its noted that this could technically be added under permitted development rights once the development is complete. The area surrounding the bins as originally approved includes various plant and mechanical structures including the sprinkler tank. The scale of this area remains largely inline with the original approval.

The proposals involve minor removal/alterations to the windows/door which will not impact the scale of the overall building.

The newly proposed plans minorly alter the swale in order to for it to meet the existing site levels. The proposed change will ensure that the swale fits into the existing ground levels adjacent. The scale of the proposed change is not significant comparing with the approved plans and will not have any additional impact on the development.

The proposal complies with Policy SW11 (Sustainable Design and Placemaking) of the Merthyr Tydfil Local Development Plan as the alterations will not result in an unacceptable impact on local amenity or visual impact on the surrounding context. Overall, the introduction of a signalised junction will improve access for students, pedestrians and disabled users, as well as promoting active travel within the area. The variations to the site area surrounding the proposed school building are minor in nature and do not materially alter the original approval.

Transport Impacts

The proposed changes have been agreed with the Local Highway Authority. The submission includes the Road Safety Audit that has been completed for the new signalised junction alongside the designer's

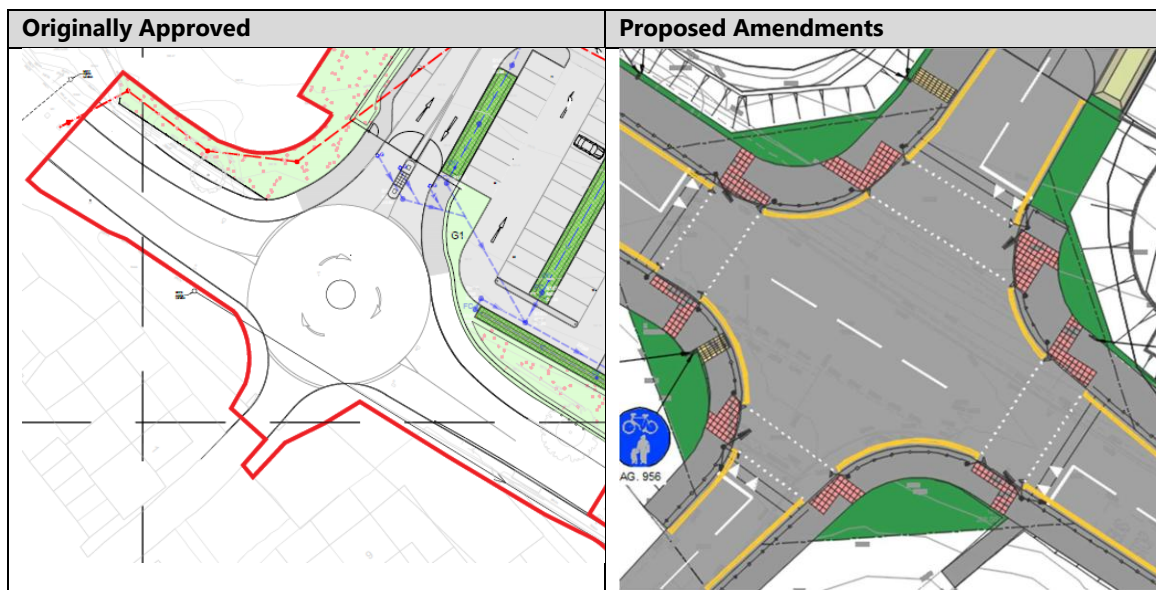
response demonstrating a safe design. The original planning application included a new access design and the proposals include the retention of the proposed access point albeit minorly adjusted for the new road layout.

The introduction of the signalised junction will ensure a safe environment for students to cross the road and is considered to provide a betterment to the originally approved roundabout. This will support and encourage active transport to and from the school and will lower the risk of traffic incidents. Section 4.1.31 of Planning Policy Wales (Edition 12) states *“Planning authorities must support active travel by ensuring new development is fully accessible by walking and cycling. The aim should be to create walkable neighbourhoods, where a range of facilities are within walking distance of most residents, and the streets are safe, comfortable and enjoyable to walk and cycle.”*

Manual for Streets and the Active Travel Design Guidance also promotes ‘creating connected and permeable road networks, with filtered permeability to prioritise walking and cycling, and careful consideration of issues such as street layout and dimensions, and the design and location of footways (including use of continuous footways at side streets), crossings, parking, trees, planters and surface materials.’

The signalised junction design has been discussed and agreed with the local highway authority.

The proposed alterations satisfy the requirements of LDP Policy SW12 (Improving the Transport Network) as the proposed development encourages sustainable transport such as the enhancement of pedestrian and cycle access to and from the site.



Impacts to Green Infrastructure

The application is supported by an updated copy of the Green Infrastructure Statement. The proposed variations to the originally approved consent do not material impact or change Green Infrastructure proposals. The proposed alterations ensure that the development delivers Biodiversity Enhancements inline with the original approval and the Biodiversity Enhancement Plan has been updated which shows that proposals for enhancements are met. The figures for Green Infrastructure being provided within the site remain consistent with the original approval as outlined in the GI Statement.

Conclusion

Asbri Planning Ltd have been instructed by Morgan Sindall and Merthyr Tydfil County Borough Council to submit a S73 application to vary Condition 2 (List of Approved Plans), Condition 8 (Parking Facilities), Condition 9 (Highways Works), 13 (Biodiversity Enhancements) and Condition 15 (EVC Charging) of the above consent. The S73 will also seek to update any planning conditions that have previously been

discharged to compliance conditions referencing approved details. This includes Condition 6 (Grease Trap Details) and Condition 10 (Materials).

The proposals include variations to the original approval comprising:

- Introduction of signalised junction operated by traffic lights, as opposed to a roundabout towards the western access point. The proposed changes have been prior agreed with the Local Highway Authority.
- Addition of a substation near access point for increased accessibility for maintenance purposes.
- Minor alteration to the swale area along the northern boundary to align with the existing site ground levels.
- Removed the window to the immersion room towards the west wing, and swapped 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 variations will facilitate necessary updates to the originally approved scheme to ensure the school can operate efficiently. The proposed alteration to the originally approved access design have been agreed with the local highway authority and are considered to provide a positive impact to assist in delivering active travel to and from the site.

The alterations to the ancillary areas surrounding the school again are to facilitate operational needs of the school including the substation, elevational changes, swale alterations and extension to the bin store / for the sport equipment shed. These are minor additions or changes to the original approval which do not materially change the impacts associated with the development.

Overall, the proposed change is relatively minor in nature and does not materially alter the original planning permission. This alteration is necessary to ensure the safety of pedestrians accessing the newly proposed school. Merthyr CBC LPA are therefore respectfully requested to grant the application.

Yours Sincerely,



Liam Griffiths-Downing
Principal Planner