

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 Robert Livings c/o Mr Sam Courtney LRM Planning Ltd. 22 Cathedral Road Cardiff
CF11 9LJ

WHEREAS you submitted an application on the 18th December 2023 for a non-material amendment at:
Land North Of Pant Industrial Estate Bryniau Road Pant Merthyr Tydfil short particulars of the application
being as follows:-

Name of the Applicant

Mr Robert Livings
P&P Builders Ltd
C/O Agent 22 Cathedral Road
Cardiff
CF11 9LJ

Description of Proposed Development

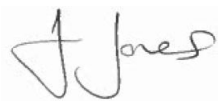
Non material amendment to planning permission
P/19/0323 to alter plot boundaries, enclosures, materials,
canopies, bin stores, bike sheds and site levels with
associated retaining works. (Non Material Amendment)

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: 7th March 2025

Signed: 
(Director of Neighbourhood Services)

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

CONDITIONS

- 1 The development shall be carried out in accordance with the following approved plans and documents:
 - Proposed Site Plan, Drawing Number 4099-PEN-ZZ-ZZ-DR-A-1005 B1 Rev. C6, received 5 December 2024
 - 2B4P House (Plots 1-2 & 5-10) - Plans, Elevations and Schedules, Drawing Number 3815-PEN-ZZ-ZZ-DR-A-0101 S3 Rev. P7, received 5 December 2024
 - 2B4P House (Plots 3 & 4) - Plans, Elevations and Schedules, Drawing Number 3815-PEN-ZZ-ZZ-DR-A-0201 S3 Rev. P6, received 5 December 2024
 - 3B5P House (Plots 11 & 12) - Plans, Elevations and Schedules, Drawing Number 3815-PEN-ZZ-ZZ-DR-A-0301 S3 Rev. P5, received 5 December 2024
 - 2B4P House (Plots 13 & 14) - Plans, Elevations and Schedules, Drawing Number 3815-PEN-ZZ-ZZ-DR-A-0401 S3 Rev. P5, received 5 December 2024
 - 2B3P Bungalow (Plots 15 & 16) - Plans, Elevations and Schedules, Drawing Number 3815-PEN-ZZ-ZZ-DR-A-0501 S3 Rev. P5, received 5 December 2024
 - 1B2P Walk-up Flats (Plots 17-28) - Plans, Elevations and Schedules, Drawing Number 3815-PEN-ZZ-ZZ-DR-A-0601 S3 Rev. P9, received 5 December 2024
 - 1B2P Walk-up Flats (Plots 29-31) - Plans, Elevations and Schedules, Drawing Number 3815-PEN-ZZ-ZZ-DR-A-0701 S3 Rev. P6, received 5 December 2024
 - Boundary Details, Drawing Number 3815-PEN-ZZ-ZZ-DR-A-1000 S3 Rev. P2, received 5 December 2024
 - Bins Store Details, Drawing Number 3815-PEN-ZZ-ZZ-DR-A-6902 S3 Rev. P2, received 5 December 2024
 - Engineering Layout, Drawing Number 100 Rev. C8, received 5 December 2024
 - Site Sections Sheet 1, Drawing Number 101 Rev. C, received 5 December 2024
 - Site Sections Sheet 2, Drawing Number 101-1, received 5 December 2024
 - Planting Plan, Drawing Number 463.01 Rev. B, received 5 December 2024

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

- 2 Notwithstanding the provisions of schedule 2, part 1, class E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that order with or without modification), no buildings shall be erected other than those expressly authorised by this permission and shown on the proposed site plan, drawing 4099-PEN-ZZ-ZZ-DR-A-1005 B1 Rev. C6.

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

- 3 Prior to the occupation of the dwellings hereby approved the boundary treatments shall be completed in accordance with drawing numbers Drawing Number 4099-PEN-ZZ-ZZ-DR-A-1005 B1 Rev. C6 (proposed site plan) and 3815-PEN-ZZ-ZZ-DR-A-1000 S3 Rev. P2 (boundary details).

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 Replacement Local Development Plan.

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.