



Cyngor Bwrdeistref Sirol Merthyr Tudful

Cynllunio Trefol (Rheoli Datblygu)

Uned 5

Parc Busnes Triongl

Pentrebach

Merthyr Tudful

CF48 4TQ

Rhif Ffon: 01685 726213

www.merthyr.gov.uk

Application for Approval of Details Reserved by Condition

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

Garth Farm

Address Line 1

Garth Lane

Address Line 2

Pant

Town/city

Merthyr Tydfil

Postcode

CF48 2YA

Description of site location (must be completed if postcode is not known)

Easting (x)

306398

Northing (y)

209529

Description

Applicant Details

Name/Company

Title

First name

Nicola

Surname

Parry

Company Name

Address

Address line 1

Garth Farm Garth Lane

Address line 2

Pant

Address line 3

Merthyr Tydfil

Town/City

Merthyr Tydfil

Country

Postcode

CF48 2YA

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Miss

First name

Chelsey

Surname

Montoya

Company Name

Black Brick Studio

Address

Address line 1

117 Bute Street

Address line 2

Address line 3

Town/City

Cardiff

Country

United Kingdom

Postcode

CF10 5AE

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

Erection of two storey side extension, single storey front extension, single storey rear extension and renovation of property. (Full)

Reference number

P/25/0106

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

27/08/2025

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

Condition number(s)

3 Prior to the beneficial occupation of the extensions hereby approved, a scheme for biodiversity enhancement, including a timescale for implementation, shall be submitted to and agreed in writing by the local planning authority. Development 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.

Has the development already started?

- ☐ Yes
☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Biodiversity statement scheme including implementation timescale

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

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) 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

Chelsey Montoya

Date

16/09/2025