



Our Ref: 2538/01

Your Ref:

18 December 2025

Unit 5,
Triangle Business Park,
Pentrebach,
Merthyr Tydfil,
CF48 4TQ

BY ELECTRONIC SUBMISSION

To whom it may concern,

Please find enclosed an application to make a Non-Material Amendment to full planning permission P/22/0192(d) relating to Bike Park Wales.

We act on behalf of Bike Park Wales as planning consultants and submit herewith our application for a non-material amendment to the above full planning permission, which relates to the provision of *“29 camping pods, changing village, vehicle workshop, children's play area and associated access, drainage and landscape infrastructure (Full)”*.

The amendments proposed are summarised below:

- Changes to elevations of Shepherds huts (no change to footprint)
- Changes of elevations of chalets (no change to footprint) (submitted under a separate addendum).
- Change number of shepherd's huts Vs pod (no total increase in number of units or footprint)
- Removed 3 x pods and replaced with hard standing for camper vans
- Minor changes to pathways around shepherds' huts to allow access from the broadside
- Minor changes to pathways around shepherds' huts, chalets, and pods to allow access to bike lockers
- Addition of free-standing bike lockers
- New Foul waste system design to replace the previously approved

These changes form the basis of the non-material application. A summary of the drawings proposed for amendment in the application is below.

Title	Approved Reference	NMA Reference
Landscape Masterplan	Dwg No. 18/461/01 Rev J - BPW Landscape Masterplan, received 16.08.2022	Dwg No. 18/461/01 Rev M - BPW Landscape Masterplan, received 16.12.2025
Detailed Landscape Proposals Masterplan	Dwg No. 19/461/09 Rev J - Detailed Landscape Proposals Masterplan, received 16.08.2022	Dwg No. 19/461/09 Rev K - BPW Detailed Landscape Proposals Masterplan, received 16.12.2025
Landscape Maintenance Plan	Dwg No. 19/461/10 Rev E - BPW Landscape Maintenance Plan, received 20.07.2022	Dwg No. 19/461/10 Rev G - BPW Landscape Maintenance Plan, received 16.12.2025
Landscape Masterplan Tree Cover	Dwg No. 22/461/25 - BPW Landscape Masterplan Tree Cover, received 20.07.2022	Dwg No. 22/461/25 Rev B - BPW Landscape Masterplan Tree Cover, received 16.12.2025
Plans	Dwg No. 814.001 Plans, received 20.07.2022	Dwg No. 814.001A Plans, received 16.12.2025
Plans	Dwg No. 814.002 Plans, received 20.07.2022	Dwg No. 814.002A Plans, received 16.12.2025
Plans	Dwg No. 814.003 Plans, received 20.07.2022	Dwg No. 814.003A Plans, received 16.12.2025
Plans	Dwg No. 814.004 Plans, received 20.07.2022	Dwg No. 814.004A Plans, received 16.12.2025
Plans	DWG No.814.0006 Plans and Section, received 20.07.22	Dwg No. 814.006A Plans and Section, received 16.12.2025

There will be no changes to the following documents and assessments as a result of the changes:

Approved Reference
Tree Protection Plans, prepared by Treescene Arboricultural Consultants
Dwg No. 814.005 Plans, received 20.07.2022
Dwg No. (60)010 Rev C - Site Wide Sections, received 16.08.2022
Ecological Impact Assessment Report, Ref WWe22067 ECIA Rev C, dated 16.01.2023
Habitat Management Plan, Ref WWE22067 HMP 2022, dated 22.06.2022
Wildlife Protection Plan, Ref WWE20037 WPP Rev G, dated 23.06.2022
Woodland Management Plan, Ref WWE20037 WMP Rev A, dated 30.06.2022

Landscape Maintenance Programme, dated 03.11.2022
Arboricultural Method Statement and Tree Protection Plan, dated 25.04.2022

In addition to this, a supporting Ecology Review is submitted along with the amendment application. As stated in the report, the site is not considered to have changed materially since previous surveys were undertaken on the site, and therefore any previously written reports by Wildwood Ecology regarding the proposed development are considered to continue to be accurate in their content and recommendations.

In light of the above approach, it is considered that the proposed change is minor in the context of the wider scheme delivery, fully in keeping with the nature of the original approval, and is suitable for approval via the non-material amendment application.

To amend the drainage design, we will also be making a condition discharge application against Condition 5 (PP-14568667). To support this, two plans are submitted titled P0665 SKc04 - Proposed Foul Water Drainage - Calculation Summary and P0665 c01b - Proposed Drainage Layout - Foul Water to comply with the condition.

The remaining changes are addressed through the non-material amendment application.

Please note that minor changes are also proposed to the design of the chalets approved in permission P/19/0073, which have been implemented. It is proposed to undertake minor material changes to the chalets and to amend the lighting design. These amendments will be addressed via amendments to P/19/0073.

Should you require any further information, please do not hesitate to contact me via the details on the application form.

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'L. Hopkins', is shown within a light grey rectangular box.

Liam Hopkins, Director, Enc.