

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 Steve Jarvis c/o Mr Greg Williams 12 Rowan Way Woodland View Blaenavon Torfaen
NP4 9EE

WHEREAS you submitted an application on the 27th November 2025 for a non-material amendment at:
St Tydfils Hospital Site Merthyr Tydfil CF47 0SJ short particulars of the application being as follows:-

Name of the Applicant

Mr Steve Jarvis
St Tydfil's Developments LLP
94 Heol Isaf
Radyr
Cardiff

Description of Proposed Development

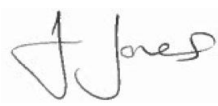
Non material amendment to application P/20/0199 to vary wording of condition 20 (retaining features and structural calculations) to change the timings for submission of information.
(Non Material Amendment)

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: 16th December 2025

Signed: 
(Director of Neighbourhood Services)

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

CONDITIONS

- 20 No works shall commence on the construction of any dwelling until details, including structural calculations and facing materials, of any retaining wall which exceeds 1 metre in height have been 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 Merthyr Tydfil County Borough Council Replacement Local Development Plan

INFORMATIVES

1. This non-material amendment shall be read in conjunction with planning permission P/20/0199.

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.