

MERTHYR TYDFIL COUNTY BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
The Town and Country Planning (Development Management Procedure)
(Wales) Order 2012 (as amended)

FULL PLANNING PERMISSION

To: Dr Sarwan Sumon c/o Mr Bobby Clayton Axis Well House Barns Chester Road Bretton

WHEREAS you submitted an application on the 16th April 2025 to develop: Quakers Yard Railway Station Taff Vale Estate Edwardsville Treharris CF46 5NJ short particulars of the application being as follows:-

Name of the Applicant

Dr Sarwan Sumon
Amey Infrastructure Wales
Infrastructure Hub
Treforest Industrial Estate
Pontypridd

Description of Proposed Development

Vary the wording of conditions 1, 3 and 4 and remove condition 2 of planning permission P/23/0125 to enable the delivery of a revised landscaping scheme and flexibility in its timing (Non Material Amendment)

The Council in pursuance of its powers under the above mentioned Act and Order hereby **GRANTS PERMISSION** for the carrying out of the proposed development as described above and in accordance with the application and plans (if any) submitted with the application subject to compliance with the following conditions.

CONDITIONS

Please see attached.

Date: 24th July 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:
 - Site Location Plan 2511-01-02
 - Statutory Plan 2511-01-02
 - Planning Drawing TRAN01-FJD-R1-MER-DDR-C-CV-000101-P01.1
 - Planning Sections TRAN01-FJD-R1-MER-DDR-C-CV-000151-P01.1
 - Taff Vale Access TRAN01-FJD-R1-MER-DDR-C-CV-000102-P01.1
 - Proposed Steelwork Arrangement TRAN01-FJD-R1-MER-DDR-S-ST-000104-P01
 - Main Span Steelwork Arrangement TRAN01-FJD-R1-MER-DDR-S-ST-000105-B01
 - Ramp Bridge Steelwork Arrangement TRAN01-FJD-R1-MER-DDR-S-ST-000106-B01.
 - Upside Ramp Steelwork Arrangement TRAN01-FJD-R1-MER-DDR-S-ST-000116-B01.
 - Upside Ramp Steelwork Details A TRAN01-FJD-R1-MER-DDR-S-ST-000117-B01.
 - Upside Ramp Steelwork Details B TRAN01-FJD-R1-MER-DDR-S-ST-000118-B01.
 - Upside Ramp Steelwork Details C TRAN01-FJD-R1-MER-DDR-S-ST-000119-B01.
 - Upside Ramp Steelwork Details D TRAN01-FJD-R1-MER-DDR-S-ST-000120-B01.
 - Upside Ramp Steelwork Details E TRAN01-FJD-R1-MER-DDR-S-ST-000121-B01.
 - Upside Ramp Unit Steelwork Details F, G and H TRAN01-FJD-R1-MER-DDR-S-ST-000122-B01.
 - Down Platform Cross Sections TRAN01-FJD-R1-MER-DDR-C-CV-000115-B01.
 - Down Platform Cross Sections TRAN01-FJD-R1-MER-DDR-C-CV-000116-B01.
 - Down Platform Tie In Detail TRAN01-FJD-R1-MER-DDR-C-CV-000119-B01.
 - Up Platform Cross Sections TRAN01-FJD-R1-MER-DDR-C-CV-000141-P01.
 - Up Platform Cross Sections TRAN01-FJD-R1-MER-DDR-C-CV-000142-B01.
 - Up Platform Waiting Shelter Details TRAN01-FJD-R1-MER-DDR-C-CV-000147-B01.
 - Drainage General Arrangements TRAN01-KAW-R1-MER-DDR-D-HW-000001-P02.
 - Planning Statement (Transport for Wales- April 2023).
 - Planning Statement Addendum (Transport for Wales- November 2023).
 - Bat Constraints Technical Note: Quakers Yard Station -A01-02/11/21.
 - Bat Tree Report: RS1MER Trees-P03.1; Most recent survey dated 31/05/22.
 - Dormouse Survey Report: Quakers Yard Station-A01-12/10/21.
 - Ecological Impact Assessment: Quakers Yard Station-P02.1-08/03/23.
 - Planting Details Containerised Species, CODWBD15EMER-AMEY-ELS-XX-DR-LL-005-P02 dated 21/05/2024.
 - Standard Seeding Details CODWBD15MER-AMEY-ELS-XX-DR-LL-04 P02 dated 21/05/2024.
 - Standard Planting Details CODWBD15MER-AMEY-ELS-XX-DR-LL-03 P02 dated 21/05/2024.
 - Landscape Plan CODWBD15EMER- AMEY-ELS-XX-DR-LL-008 P06 dated 27.01.25.
 - Location Plan & Planting Schedules CODWBD15EMER-AMEY-ELS-XX-DR-LL-001 P06 received 16/04/2025
 - Landscape Management Plan & Maintenance Plan for Quakers Yard Footbridge, CODWBD15EMER-AMEY-00-XX-LX-RP-0001/P01: Rev 2.5 dated 10/06/2025
 - Series 3000 Specification Quakers Yard CODWBD15EMER/ - AMEY-ELS-XX-SP-001 / P06 dated 10/06/2025

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

- 2 The management of the approved soft landscaping works as listed under condition 1, shall be carried out in accordance with the Landscape Management & Maintenance Plan for Quakers Yard Footbridge (Ref: CODWBD15EMER-AMEY-00-XX-LX-RP-001 /P01 Rev2.5 dated 10/06/2025 and Series 3000 Specification Quakers Yard (Ref: CODWBD15EMER /-AMEY-ELS-XX-SP-001 /P06 dated 10/06/2025

Reason - To ensure that the new development will be visually attractive in the interests of amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

INFORMATIVES

1. The developer should note that this application only relates to a non-material amendment to the original permission P/24/0033 issued on 15th October 2024 and that only conditions 1 and 3 of this permission are amended. All other conditions listed on the P/24/0033 decision notice remain applicable.

NOTES

Your attention is drawn to the following:-

Appeals to the Planning & Environment Decisions Wales:

- If you are aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Planning & Environment Decisions Wales under Section 78 of the Town and Country Planning Act 1990 (as amended).
- If you want to appeal, then you must do so within **six months** of the date of this notice, using a form which you can get from Planning & Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ. Alternatively you can use Planning & Environment Decisions Wales website (www.gov.wales/planningappeal) to complete your appeal.
- The Planning & Environment Decisions Wales can allow a longer period of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Planning & Environment Decisions Wales need not consider an appeal if it seems that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any Development Order and to any directions given under a Development Order.
- In practice, the Planning & Environment Decisions Wales does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices:

- If either the Local Planning Authority or Planning & Environment Decisions Wales refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).

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.