



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 non-material amendment following a grant of planning permission

Town and Country Planning Act 1990

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

Address Line 1

Address Line 2

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Martin

Surname

Astley

Company Name

Bike Park Wales

Address

Address line 1

Gethin Woodland Centre

Address line 2

Abercanaid

Address line 3

Town/City

Merthyr Tydfil

Country

United Kingdom

Postcode

CF48 1YZ

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

Liam

Surname

Hopkins

Company Name

The Urbanists Ltd

Address

Address line 1

Westgate House

Address line 2

11 Womanby Street

Address line 3

Town/City

Cardiff

Country

United Kingdom

Postcode

CF10 1BR

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
- ☐ No

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below

29 camping pods, changing village, vehicle workshop, children's play area and associated access, drainage and landscape infrastructure (Full)

Reference number

P/22/0192(d)

Date of decision

17/02/2023

For the purpose of calculating fees, which of the following best describes the original application type?

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage
- ☒ **Other:** anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

The amendments proposed are summarised below:

Changes to elevations of Shepherds huts (no change to footprint)
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
Changes to the internal layout of the shower block and drainage routes.

Additionally, please see supporting Covering Letter titled Bike Park_ NMA_1 Covering Letter

Please state why you wish to make this amendment

For buildability and amended applicant / development requirements.

Please see supporting Covering Letter titled Bike Park_ NMA_1 Covering Letter

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

Dwg No. 18/461/01 Rev J - BPW Landscape Masterplan, received 16.08.2022
Dwg No. 19/461/09 Rev J - Detailed Landscape Proposals Masterplan, received 16.08.2022
Dwg No. 19/461/10 Rev E - BPW Landscape Maintenance Plan, received 20.07.2022
Dwg No. 22/461/25 - BPW Landscape Masterplan Tree Cover, received 20.07.2022
Dwg No. 814.001 Plans, received 20.07.2022
Dwg No. 814.002 Plans, received 20.07.2022
Dwg No. 814.003 Plans, received 20.07.2022
Dwg No. 814.004 Plans, received 20.07.2022
DWG No.814.0006 Plans and Section, received 20.07.22

New plan/drawing numbers

Dwg No. 18/461/01 Rev M - BPW Landscape Masterplan, received 16.12.2025
Dwg No. 19/461/09 Rev K - BPW Detailed Landscape Proposals Masterplan, received 16.12.2025
Dwg No. 19/461/10 Rev G - BPW Landscape Maintenance Plan, received 16.12.2025
Dwg No. 22/461/25 Rev B - BPW Landscape Masterplan Tree Cover, received 16.12.2025
Dwg No. 814.001A Plans, received 16.12.2025
Dwg No. 814.002A Plans, received 16.12.2025
Dwg No. 814.003A Plans, received 16.12.2025
Dwg No. 814.004A Plans, received 16.12.2025
Dwg No. 814.006A Plans and Section, received 16.12.2025

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

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Non-Material Amendment 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

Angelika Varudvari

Date

01/04/2026

Amendments Summary

Amended description of development as required by Planning Officer