

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

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

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

Griffiths-Downing

Company Name

Asbri Planning Ltd.

Address

Address line 1

Unit 9

Address line 2

Oak Tree Court

Address line 3

Cardiff Gate Business Park

Town/City

Cardiff

Country

United Kingdom

Postcode

CF23 8RS

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

Proposed construction of a new building comprising offices, research and development and light industry (B1 use) alongside reconfiguration of the highway and drainage engineering operations to provide culverts and outfall headwall. Together with parking, access, landscaping, site drainage, plant, substations, gas store, pv panels and associated works and infrastructure.

Reference number

P2024/0736

Date of decision

10/03/2025

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

Non-Material Amendment application to vary Condition 2 (List of Approved Plans) and Condition 14 (Cycle Parking) of planning permission P2024/0736

Please state why you wish to make this amendment

The proposal involves minor amendments to the approved plans including reconfiguration of the HGV loading and unloading area to the west of the proposed building. This space has been reconfigured to achieve access to this area via the proposed car park and main site access to the eastern boundary. The changes include the SuDS areas being reconfigured to achieve a larger turning area.

The proposals do not result in the loss of any car parking and the parking areas have been minorly reconfigured to suit the new layout.

The submission includes swept path analysis completed for a fire tender, rigid lorry, pumping station maintenance vehicle and max length articulated lorry. The swept path analysis shows there are no issues with the vehicles entering and leaving the site in a forward gear.

The proposals also comprise a revised adoptable foul water connection to the north of the site as opposed to the south within the original approval.

The proposed sections have been updated to reflect very minor reprofiling of SuDS features reflective of additional topographical information obtained.

The flooding mitigation culvert plans have been updated to reflect the minor layout / drainage updates in the areas shown on the plans.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

Proposed Site Block Plan 26CB02-ARC-30-00-D-A-100002-P03-
GA Plan - Level 00 26CB02-ARC-31-00-D-A-200100-P04-
Landscape Masterplan 26CB02-FRL-30-XX-D-L-1001- P12
Planting Plan and Specification 26CB02-FRL-30-XX-D-L-1005- P08
Green Infrastructure Strategy 26CB02-FRL-30-XX-D-L-1006
Site Furniture and Stores 26CB02-FRL-30-XX-D-L-1008
Drainage Layout P05 26CB02-HYD-52-ZZ-D-C-0600 - P08
Flood Mitigation Culverts General Arrangement P02 26CB02-HYD-52-ZZ-D-C-0610
Flood Mitigation Culverts Sections and Elevations 26CB02-HYD-52-ZZ-D-C-0615 P01
External Works SWI-HYD-XX-00-DR-C-0700_P05
Site Sections-Sheet 1 SWI-HYD-XX-00-DR-C-1042_P05 -
Site Sections-Sheet 2 SWI-HYD-XX-00-DR-C-1043_P01 -

New plan/drawing numbers

Proposed Site Block Plan 26CB02-ARC-30-00-D-A-100002-P04
GA Plan - Level 00 26CB02-ARC-31-00-D-A-200100-P05
Landscape Masterplan 26CB02-FRL-30-XX-D-L-1001- C01
Planting Plan and Specification 26CB02-FRL-30-XX-D-L-1005- C01
Green Infrastructure Strategy 26CB02-FRL-30-XX-D-L-1006-C01
Site Furniture and Stores 26CB02-FRL-30-XX-D-L-1008-C01
Drainage Layout P05 26CB02-HYD-52-ZZ-D-C-0600 – C01
Flood Mitigation Culverts General Arrangement C01 26CB02-HYD-52-ZZ-D-C-0610
Flood Mitigation Culverts Sections and Elevations 26CB02-HYD-52-ZZ-D-C-0615 C01
External Works SWI-HYD-XX-00-DR-C-0700_C01
Site Sections-Sheet 1 SWI-HYD-XX-00-DR-C-1042_C01
Site Sections-Sheet 2 SWI-HYD-XX-00-DR-C-1043_C01

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

Asbri Planning

Date

10/02/2026