

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: Mr Simon Anderson c/o Mr Chris Betteridge De Pol Associates Farington House Stanifield
Business Park Stanifield Lane Leyland PR25 4UA

WHEREAS you submitted an application on the 30th September 2025 to develop: Unit E Dowlais Top
Retail Park Merthyr Tydfil CF48 2TA short particulars of the application being as follows:-

Name of the Applicant

Mr Simon Anderson
Iceland Foods Ltd
Second Avenue
Deeside Industrial Park
Deeside

Description of Proposed Development

Variation of Condition 1 of planning permission P/95/0607
to enable the unit to be used for the sale of convenience
goods, carpets and consumer durable goods, together
with no more than 175sqm gross floorspace of
unrestricted ancillary comparison goods.
(Removal/Variation of Condition)

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: 18th December 2025

Signed:



(Director of Neighbourhood Services)

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

CONDITIONS

- 1 The development shall begin not later than five years from the date of this decision.

Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 The retail unit hereby approved shall only be used for the sale of convenience goods, carpets, and consumer durable goods, together with no more than 175 sqm. gross floorspace of unrestricted ancillary comparison goods.

Reason - To define the extent of the permission granted and to ensure compliance with Policy EcW6 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan

- 3 **Prior to the beneficial use of the building for the sale of convenience goods** cycle stands shall be provided in a well lit and easily accessible location, details of the cycle stands shall be submitted to and agreed in writing with the Local Planning Authority prior to their installation.

Reason - To promote sustainable modes of transport and in compliance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan

Condition 3 discharged on 27.02.26 App No. P/26/0027.

- 4 **Prior to the beneficial use of the building for the sale of convenience goods** a scheme for biodiversity enhancement, including a timescale for implementation, shall be submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details and retained in perpetuity thereafter.

Reason - Future Wales and Planning Policy Wales (Edition 12, February 2024) requires all development to maintain and enhance biodiversity and to accord with Policy EnW1 of the Merthyr Tydfil Replacement Local Development Plan.

Condition 4 discharged on 27.02.26 App No. P/26/0027.

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.