

Site Address: McDonald's Restaurant, Merthyr Tydfil Leisure Village, CF48 1UT

Proposed Development: Minor refurbishment of the restaurant with changes to elevations to include the redecoration of windows and doors, replacement vertical slats and a new Back of House corral area finished with 2m high close board fencing. New block paving to existing hard standing areas and replacement patio furniture with associated works to the site.

Site description:

The existing McDonald's Restaurant is situated in Merthyr Tydfil Leisure Village, within a predominantly commercial area.



Extract from Google Maps

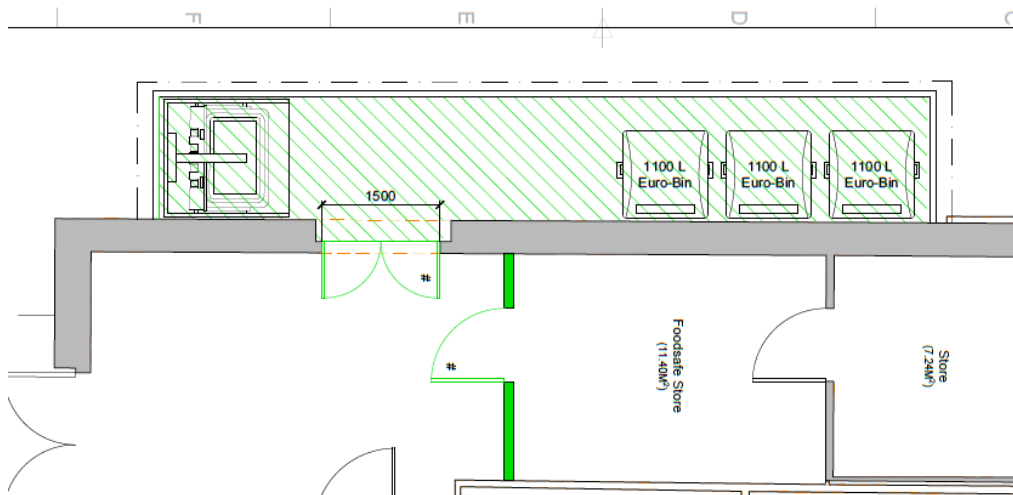
There is limited landscaping with the site with areas of cultivated turf and a few tree specimens along the perimeter. The majority of the site is laid to tarmac and hard landscaping.

The Proposal

The proposal relates to the refurbishment of the existing restaurant, with no extensions included. The suite of drawings shows that most of the works fall under maintenance and permitted development, with no impact to the landscaping within the area.

The works comprise of:

- Changes to elevations to include the redecoration of windows and doors, replacement vertical slats.
- Replacement of the patio paving and new furniture
- DT booth windows retained as existing - Respray Grey RAL 7022 and add new Decals.
- New bin store to the rear, constructed with 2m Close board fencing panels.



Extract from drawing P21-050-1364-50A



Extract from Google Street View (Oct 2021) to show the area impacted by the bin store.

Full details of the changes are included within the drawing suite.

Development Impacts:

The proposed bin store will be constructed on the existing hard surfaced development island. There is no impact to the existing turf or planting within the site. The existing external lighting will be retained and so there will be no impact to the green infrastructure in the site or surrounding area.

Policy and Guidelines:

National Policy

“6.2.6 A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi- functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.21) has been applied.”

Local Policy

Merthyr Tydfil Local Development Plan 2006-2021 Supplementary Planning Guidance Note 4 - Sustainable Design has been reviewed in line with the requirements for an application.

Conclusion

The development will have no impact on the biodiversity of the area and thus mitigation is not required. Thus, ensuring that any adverse environmental effects are avoided.