



Our Ref: 298CRP020425

2 April 2025

David Cross
Merthyr Tydfil County Borough Council
Planning Department
Unit 5 Triangle Business Park
Pentrebach
Merthyr Tydfil
CF48 4TQ

Dear Mr Cross,

S73 Town and Country Planning Act 1990

Unit 5, Cyfarthfa Retail Park, Swansea Road, Merthyr Tydfil, CF48 1HY

Proposed Amendments to approved plans to reduce the size of the mezzanine floor in Unit 5A (Variation of Conditions 2, 3, 4, and 5 in P/24/0174)

Please find enclosed a planning application made on behalf of BL Merthyr Limited under S73 of the Town and Country Planning Act 1990 to reduce the size of the mezzanine floor in Unit 5A.

Since planning permission P/24/0174 was granted in November 2024, the Applicant has agreed terms with Foot Asylum, a national multiple footwear retailer not currently represented in Merthyr Tydfil, to occupy Unit 5A. The proposed amendments to Unit 5A are required to meet Foot Asylum's requirements and to secure this letting. The proposed smaller mezzanine in Unit 5A will be used by Foot Asylum for storage and ancillary non sales purposes.

As approved, Unit 5A has a 422.9sqm mezzanine floor. It is proposed to reduce the size of the approved mezzanine floor by 176sqm so that Unit 5A has a 246.9sqm mezzanine floor.

Letting this vacant unit to Foot Asylum will generate around 20 jobs for local people in the proposed store in a mix of full time and part time positions.

The application consists of the following:

- Completed planning application forms and Certificate A;
- Planning Statement (Burnett Planning, April 2025);
- Drawing 11428-05-PL-P02-G – Proposed Floor Plans;
- Drawing 11428-05-PL-E02-A – Proposed Elevations; (already approved)

Please contact Colin Burnett at this office if you have any queries or require further information.

Yours sincerely

Burnett Planning & Development Limited

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