

DELEGATED REPORT

Application No:	P/21/0023
Site Address:	Cyfarthfa Yard Cyfarthfa Road Merthyr Tydfil
Development:	Erection of a garage
Case Officer:	Marlene Ferreira
Site Visit:	10th February 2021
Application Expiry Date:	22nd March 2021
Consultation reply date expired:	17th February 2021

APPLICATION SITE

The application site relates to an existing business, GTH Developments, a roofing and building contractor, accessed via a private road, off Cyfarthfa Road to the west of Georgetown. The premises is also served by a rear courtyard area accessed off the private road, which runs along the side and rear of the premises.

The application proposal lies in an industrial site with other industrial businesses and is therefore bound to the north, east and west by other industrial premises and/or business courtyards and to the south by the private road.

The application site lies in the settlement boundary – Primary Growth Area, C2 flood zone, and within a protected employment site, as designated within the Merthyr Tydfil Replacement Local Development Plan (LDP) 2006 - 2021.

PROPOSED DEVELOPMENT

This application seeks planning permission to construct a garage to the rear of the premises. It would be used for the storage of machinery, in association with the operation of the existing business.

The garage, which would comprise of a very shallow sloping roof, would measure 7.9 metres wide and 6.2 metres deep, with a maximum roof height of 4.05 metres. It would adjoin the existing premises to the south and would sit immediately adjacent to the existing blockwork wall to the east and the neighbouring premises to the north. The garage would open out onto the existing courtyard and would be accessed by a private road. It would be finished with smooth painted rendered walls, grey single ply membrane roof and a steel roller shutter door.

PLANNING HISTORY

P/05/0423 – Erection of a shopfront – Approved: 7th September 2005

CONSULTATION

Highways Manager	No objection.
Policy Section	No objection.
Environmental Health	No response.
Natural Resources Wales (NRW)	No objection.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining premises. No letters of representation were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

Future Wales: the National Plan 2040 (February 2021)

National Planning Policies

Planning Policy Wales (Edition 11, February 2021)

Technical Advice Notes (TANs):

- Technical Advice Note 15: Development and Flood Risk (2004);
- Technical Advice Note 23: Economic Development (2014);
- Technical Advice Note 12: Design (2016)

Local Planning Policies

Merthyr Tydfil Replacement local Development Plan 2016-2031

Policy SW4 – Settlement Boundaries
Policy SW11 – Sustainable Design and Placemaking
Policy EnW1 – Nature Conservation and Ecosystem Resilience
Policy EnW4 – Environmental Protection
Policy EcW2 – Protecting Employment Sites

PLANNING CONSIDERATIONS

The issues to consider in the assessment of this application relate to whether the proposed garage extension in support of the existing business would be acceptable in principle in this location, and in respect of its impact on the character and appearance of the area, residential amenity, ecology and highway safety.

Principle of Development

The site lies within the defined settlement boundary and in the Primary Growth Area where new development, including industrial development, is supported provided it complies with other relevant policies. As such, the proposal would comply with LDP Policy SW4.

It is also noted that the site lies within C2 flood risk zone, as defined by the Development Advice Map (DAM). However, having considered the particular nature of this proposal as less vulnerable development, NRW has not raised an objection to the proposal subject to the developer being made aware of the potential flood risks and having been advised to install flood proofing measures as part of the development. The comments of NRW have therefore been sent to agent for consideration. As such, it is considered that the flood risk implications associated with the proposal can be managed to an acceptable degree and the proposed development would therefore comply with LDP Policy EnW4.

With regards to the siting of the development within a protected employment site, Policy EcW2 refers to various criteria where development in such sites will be permitted. It includes development where they would provide an ancillary facility or service that supports the primary employment use. This proposal, as noted above, seeks to be used for the storage of machinery in association with the existing business. Given its scale, it is evident it would be secondary in nature to the main and existing employment use. Furthermore, as a B8 use (storage) it would also be considered acceptable under this policy. Thus, it would accord with LDP Policy EcW2.

Character and Appearance

The garage extension is proposed in an industrial estate where large scale buildings with roller shutter doors are characteristic of the area. It would be constructed to a proportionate scale which would not dominate this part of the courtyard and would be sited to the rear of the premises, largely screened by another neighbouring industrial buildings and an existing boundary wall. It would also be finished in appropriate materials within this context. The proposal would therefore result in a development which is of an industrial appearance and would therefore appear compatible within this industrial setting. As such, it would not be considered to harm the character or appearance of the area and would therefore accord with LDP Policy SW11.

Residential Amenity

In respect of the impact of the development upon neighbouring properties, the nearest residential properties are located over 80 metres to the east of the application site. Although the extension would result in a development which would be closer to the neighbouring industrial units to the north and east, it should be noted that the extension would nevertheless be sited within an established industrial estate and would be used in association with an existing industrial business. In addition, no letters of objection have been received in respect of this application. The proposal would therefore comply with LDP Policy SW11.

Ecology

With regards to ecology requirements and enhancements, the Council's Ecologist has been consulted and has concluded that survey work would not be required as part of this

proposal. However, in accordance with the Environmental Wales Act (2016) and Welsh Government Circular 'Securing Biodiversity Enhancements' (2019), the installation of a bat box will be required. Such details will therefore be secured by condition as part of any permission. The proposal would therefore comply with LDP Policy EnW1.

Parking and highway safety

In respect of parking provision and highway safety, the existing business is served by an existing private road along the front and rear of the premises, which would also serve the proposed garage. The Engineering Manager has considered the proposal and has not raised an objection to the application. The proposal would therefore comply with LDP Policies SW11.

CONCLUSION

The development, due to the reasons discussed above, is therefore considered acceptable and in compliance with relevant policies and guidance.

Finally, the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 ("the WBFG Act") has been taken into consideration when determining this application. In reaching the following recommendation, the ways of working set out at section 5 of the WBFG Act have been considered and thus the proposal is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives set out as required by section 8 of the WBFG Act.

Accordingly the following recommendation is made:

RECOMMENDATION: BE APPROVED subject to the following **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 development shall be carried out in accordance with the following approved plans and documents:

- Project no: 9062, Drawing no: 02, Revision C, received: 15th February 2021.

Reason -To ensure compliance with the approved plans and clearly define the scope of the permission.

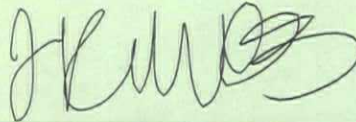
3. **No development shall commence** until details of a scheme for the disposal of surface water has been submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to the use of the development and retained in perpetuity.

Reason - To ensure adequate disposal of surface water drainage in accordance with Policies SW11 and EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

4. Prior to the beneficial use of the garage hereby approved, details of a single bat box and its siting at a height of 3 metres (and facing south) on the tree along the northern boundary, shall be submitted to and approved in writing by the Local Planning Authority. The bat box shall be erected in accordance with the approved details prior to garage being brought into use.

Reason - To protect the natural environment and important habitat in accordance with Policies EnW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

19/3/21