

DELEGATED REPORT

Application No:	P/25/0304
Site Address:	Pentrebach Playing Fields Duffryn Road Pentrebach Merthyr Tydfil CF48 4BJ
Development:	Erection of 2 no. dugouts
Case Officer:	Rebecca Owens
Site Visit:	24th November 2025
Application Expiry Date:	12th January 2026
Consultation reply date expired:	15th December 2025

APPLICATION SITE

The application relates to a football pitch and parcel of land within a larger open green space which also contains another pitch and pay area. The site is located within the settlement boundary and there are residential properties to the south and east of the site.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of two dug outs on concrete slabs approved under a previous planning permission (Reference: P/25/0143). The dug outs would have a rectangular footprint 2m in depth by 4m in width and a mono-pitched roof with a maximum height of 2.3m. The roof would comprise of box profile metal roof sheets and the external elevations would be finished with a silicone render and would be green in colour. The dugouts would feature roller shutter doors in their front elevations.

PLANNING HISTORY

The recent planning history is summarised below:

P/25/0143 Erection of crowd barrier with gates, 2no. dugout bases and the siting of 2 no. storage containers
 Granted planning permission on 6 October 2025

CONSULTATION

The following bodies were consulted and their responses are presented below:

Estates	No response
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Environmental Health	No response
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In this respect, it is noted that the application site is located within a designated area of open space and as such Policy SW10 is relevant. This Policy aims to protect open space,

preventing development which would result in an unacceptable adverse impact on, or result in a loss of, open space unless:

- It would not cause or exacerbate a deficiency of open space in accordance with the Council's open space standards or;
- The majority of the open space can best be retained and enhanced through the redevelopment of a small part of the site or;
- Satisfactory equivalent community benefit or enhanced compensatory provision can be provided in accordance with the Council's open space standards and
- In all cases, the open space has no significant nature or historic conservation importance.

Additionally, Policy SW13 encourages the provision of new and enhanced community facilities.

The proposal would introduce improved facilities to the Open Space, which would increase its potential use and the dugouts would only be built on a small part of the Open Space with the majority of the space retained. As such, the proposal would be supported by Policies SW10 and SW13 of the LDP by enhancing the current community facility.

The application relates to part of an area of open, maintained grass land which includes two playing fields. The site includes one of these pitches. The proposal is for the erection of two modest dugouts on existing concrete bases. Their simple design and scale is found to be acceptable and it is not considered that they would have a harmful visual impact, noting that they are features often associated with this type of use. Thus, having regard to the above, it is not considered that the proposal would have harm the character or visual amenities of the area and as such would accord with Policy SW11 of the LDP

Whilst there are residential properties located to the south and east of the site it is not considered that the proposal would have any impact on residential amenities. In addition, the proposal would have no impact on the highway. In these respects the development also complies with Policy SW11.

It is recognised that chapter 6 of Planning Policy Wales (edition 12) requests that applications be supported by Green Infrastructure Statements (GIS). In this instance, due to the scale and nature of the development, which only includes two modest dugouts on existing concrete bases and thus no loss of green infrastructure, the submission of a GIS is deemed to be disproportionate and unreasonable. Notwithstanding this, ecological enhancement would be sought and secured by condition, which would contribute to the wider green infrastructure objectives. The proposed development would therefore comply with LDP Policy EnW1.

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:

Drawing Title: Existing & Proposed Block Plan, Drawing Number: PENTREBACH PLANNING FILEDS DO O3B, Received 8 December 2025.

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

3. **BEFORE WORKS COMMENCE ON SITE** 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.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 19.12.2025