

# DELEGATED REPORT

**Application No:** P/24/0092

**Site Address:** Car Park  
Cyfarthfa Retail Park  
Swansea Road  
Merthyr Tydfil  
CF48 1HY

**Development:** Installation of drainage channels and gullies

**Case Officer:** Kate Glover

**Site Visit:** 1st May 2024

**Application Expiry Date:** 12th June 2024

**Consultation reply date expired:** 22nd May 2024

## APPLICATION SITE

The application site is within the car park which serves the north-west area of Cyfarthfa Retail Park.

## PROPOSED DEVELOPMENT

Full planning permission is sought to replace seven existing drainage gullies in a section of the carpark. The replacement drainage system is designed to manage a larger volumes of surface water.

## PLANNING HISTORY

- P/04/0633 Amendment to condition 5 on planning permission P/03/0524 to allow the sale of non-food goods (bulky and non bulky) from units 8, 9A, 9B and 9C and the installation of mezzanine floorspace in units 8 and 9A  
Permission GRANTED 08.12.2004
- P/04/0323 Application to vary planning condition 17 of planning consent P/03/0525 – Noise emitted from fixed plant.  
Permission GRANTED 17.06.2005
- P/03/0524 Amendment to condition 1 on planning permission P/02/0514 relating to the substitution of approved drawings no's sp1066(05), 202A, 203, 206 and 207 for Unit 9.  
Permission GRANTED 28.11.2003

P/02/0514 Erection of retail park including A1 and A3 units, health and fitness(D2), covered builders yard and garden centre. Associated carparking, servicing and access roads.  
Permission GRANTED 10.06.2003

## CONSULTATION

Head of Engineering and Highways – No objection

## PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, two site notices were displayed within the vicinity of the site.

No letters of objection were received following this publicity exercise.

## POLICY CONTEXT

### National Development Framework

Future Wales: the National Plan 2040 (February 2021) (Future Wales) sets out a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

### National Planning Policies

Planning Policy Wales (Edition 12, February 2024) (PPW12).

### Local Planning Policies

The following policies of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 (LDP) are relevant to the determination of this application:

- SW4 Settlement Boundaries
- SW11 Sustainable Design and Placemaking

In addition, the application will be determined having regard to the advice contained within the following Supplementary Planning Guidance (SPG) Notes:

- Note 4, Sustainable Design.

## PLANNING CONSIDERATIONS

The applicant advises that during heavy rainfall, surface water cannot discharge quickly enough into the existing gullies and water is pooling in the carpark.

The application is supplemented with photographs which illustrate that during heavy rainfall, water is pooling. The applicant has also submitted brochure information for the design of drainage (MEA Drainage Systems). However, they advise that the brochure should not form part of the planning permission and advise that:

*“the proposed linear drainage channels will be installed to match the style of existing drainage elsewhere in the retail park (typically ACO or equivalent). Exact specification is subject to detailed design.”*

It is noted that the installation of drainage gullies to manage greater volumes of surface water in the car parking area relating to the larger retail area at Cyfarthfa Retail Park was permitted under the following planning application:

- P/16/0209 | Installation of drainage gullies in car park | Cyfarthfa Retail Park Swansea Road Merthyr Tydfil.

In respect of the current planning application, the proposal seeks to resolve the surface water issues in a similar manner to elsewhere within the retail car park. The Head of Engineering and Highways has not raised any objection to the proposal and has not highlighted any particular drainage concerns.

The applicant has been approached for a typical cross section of the proposal. They confirmed that the manufacturer for the proposal is yet to be established and suggested a condition could be used to control the chosen manufacturer's specification.

## CONCLUSION

It is considered the proposed gullies to manage increased levels of surface water discharge are acceptable and meets the requirements of policy SW11. Due to the scale and minor nature of the proposal, it is considered reasonable to impose a condition requiring approval of the design of the proposed replacement system of surface water drainage.

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 plan and documents:

Drawing Title: F&B Site, Proposed Surface Water Drainage, Drawing Number 11428 F&B PL L01, Revision A, Received on 17 April 2024.

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

3. **No development shall commence** until detailed drawings of the drainage channels and gullies to be used for the disposal of surface water, have been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details.

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

RECOMMENDATION ENDORSED

  
Director of Neighbourhood Services

DATE: 30.05.2024