

DELEGATED REPORT

Application No: P/21/0254

Site Address: Ty Bethesda
Riverside Court
Merthyr Tydfil
CF47 8AS

Development: Installation of air conditioning condenser unit to northern elevations of building

Case Officer: Caroline Pulley

Site Visit: 22nd July 2021

Application Expiry Date: 10th September 2021

Consultation reply date expired: 12th August 2021

APPLICATION SITE

The application site comprises Ty Bethesda, a large office block, situated adjacent to the River Taff at the edge of Merthyr Tydfil Town Centre. The building is located within a small office complex. It is bound by the highway of Bethesda Street to the north and east and a small car park and an internal access road to the west, beyond which is a row of terraced houses.

PROPOSED DEVELOPMENT

Full planning permission is sought for the installation of an air conditioning condenser unit on the northern elevation of the building. The air conditioning unit would measure 0.9m wide, 0.89m in height and 0.32m deep. It would be secured within a cage measuring 1.15m wide by 1.15m high and 0.65m deep. No elevation plans have been provided. However, specification details for the condenser unit and cage have been submitted. A mock up photo has also been provide to illustrate the positioning of the condenser unit on the building.

PLANNING HISTORY

P/05/0325	Advertisement signage Approved – 25.07.2005
P/05/0045	Demolition and reconstruction of front boundary wall and new exit door Approved – 22.03.2005

CONSULTATION

Environmental Health Manager:

No objection.

PUBLICITY

In accordance with the Town and 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 Policy

The Future Wales – the National Plan 2040 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.

Planning Policy Wales (PPW) Edition 11 (February 2021) sets out the land use policies of the Welsh Government. The most relevant sections are:

Sections 3.3 – 3.16 sets out the principles of good design in new development proposals, which should take into account its relationship to its surrounding context.

The policies in PPW are supported by Technical Advice Notes (TANs). The most relevant TAN to this application is as follows:-

TAN 12 - Design advises that the Assembly Government is strongly committed to achieving the delivery of good design in the built and natural environment, which is fit for purpose and delivers environmental sustainability, economic development, and social inclusion at every scale throughout Wales.

Local Policy

Merthyr Tydfil County Borough Council Replacement Local Development Plan (LDP) 2016-2031:

Policy SW11 – Sustainable design and Placemaking

Policy EnW4 – Environmental Protection

PLANNING CONSIDERATIONS

The proposed air condenser unit would be discreetly located along the northern elevation of the building and would be screened from the highway which is located at a higher level to the site. Therefore, the visual impact of the proposal is acceptable and would comply with policy SW11 of the LDP. Being positioned away from the terraced properties to the west, the air condenser unit would not cause a harmful level of noise and disturbance to these residents. It should also be noted that the Council's Environmental Health Manager has not raised by objections to the scheme.

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 number 5639-DWP_MERTHYR-RIL-00-XX-DR-I-0001-GA-P1-R1 received on 16.07.2021

Drawing number LB623 received on 16.07.2021

Photomontage showing position of air condenser unit received on 16.07.2021

Toshiba Specification Sheet received on 16.07.2021

Cage specification sheet received on 16.07.2021

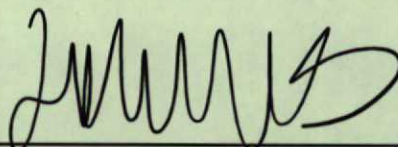
Reason -To ensure compliance with the approved plans and clearly define the scope of the permission.

INFORMATIVES

1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should be carried out and, if so, the method to be used.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

17/8/21