

DELEGATED REPORT

Application No:	P/21/0393
Site Address:	Unit C3 Triangle Business Park Pentrebach Merthyr Tydfil CF48 4TQ
Development:	Installation of 8 condenser units to the side of the property, install new entrance doors, erect new cycle stands and other external alterations
Case Officer:	Marlene Ferreira
Site Visit:	25th November 2021
Application Expiry Date:	12th January 2022
Consultation reply date expired:	15th December 2021

APPLICATION SITE

The application site relates to a retail unit (C3) within the Pentrebach Retail Park, which is currently occupied by Ruggers, a flooring/carpet store. The site is bound to the northwest by an adjoining retail unit (Home Bargains) and to the northeast by the main car park (serving the whole of the retail park). A yard area/courtyard is located to the southeast and to the southwest of the premises and enclosed from the A4060 trunk road and Merthyr Road (A4054) by a high mature hedgerow.

The application site is predominantly surrounded by commercial properties, a car park and highways. A care home however, Greenhill Manor, is located approximately 43 metres away, to the east. Residential properties are located approximately 100 metres away, to the east.

The application site lies within the settlement boundary - Primary Growth Area, as designated within the Merthyr Tydfil Replacement Local Development Plan 2016-2031.

PROPOSED DEVELOPMENT

This application seeks planning permission to carry out external alterations to the premises, which would include the installation of condenser units to the side elevation, the erection of louvres to the side and rear elevations, installation of new entrance doors to the front of the premises, installation of a new fire exit door to the rear elevation, and, the erection of cycle stands to the front of the unit.

A total of 8 condenser units (with associated piping) are proposed to be wall mounted on the southeast side elevation. These would replace the existing ductwork in this location

(which would be removed and sealed with steel cladding to match existing). The condenser units would continue to be enclosed by the existing palisade fence. A total of 9 louvres (0.6m x 0.6m) would also be installed at first floor level, on this side elevation.

A total of 2 louvres (0.6m x 0.6m) are proposed to be installed at first floor level at the rear of the premises. The existing double fire exit doors to the right, at the rear of the premises, would also be replaced with a black single fire exit door.

At the front of the premises, new black entrance doors (Hortons) would be installed within the existing opening. A total of 6 bicycle stands (Sheffield hoops) would also be installed to the front of the unit, either side of the main entrance.

PLANNING HISTORY

The following planning history is relevant to this application site:

P/21/0414 - Advertisement consent for the erection of 7 signs (fascia, totem, banner and window graphics) – under consideration.

P/17/0150 - Change of use of Unit C3 from retail (Use Class A1) to a flexible use for an indoor trampoline park (Use Class D2) and its reversion to an A1 retail use – Approved: 19th June 2017

P/14/0327 - Display of one non-illuminated fascia sign – Approved: 19th January 2015

P/08/0325 - Installation of signage to building – Approved: 30th September 2008

P/07/0030 - Installation of external air conditioning equipment and associated secure cage – Approved: 12th March 2007

P/07/0025 - Installation of signage to building and erection of free standing signs – Approved 8th March 2007

CONSULTATION

Environmental Health Manager	No objection, subject to conditions.
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Town and Country Planning's Ecology Officer	No objection, subject to conditions.
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PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, nearby properties were consulted and a site notice was displayed within the vicinity of the site. 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)

Local Planning Policies

- The Merthyr Tydfil Replacement LDP 2016-2031

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW4 – Environmental Protection

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed works would be acceptable in respect of their impact upon the character and appearance of the building and the wider area. The impact of the development upon residential amenity and ecology are also primary considerations.

Character and Appearance

The proposed condenser units are of a standard size and appearance and would be sited within an enclosed galvanised steel compound, which currently houses large ductwork. These units, although 8 in total, would remain screened when viewing the premises within the surrounding area, since the high mature hedgerow would completely obscure the units. The condenser units would therefore be discretely sited and appear far less intrusive than the existing ductwork on the side of the premises. Similarly, the size and location of the 11 louvres and the new fire exit door, would have a negligible impact on the appearance of the premises, since these alterations would also be screened by the high mature hedgerow along the southeast and southwest boundaries. These works would therefore not be deemed harmful to the character or appearance of the existing premises or wider area and would therefore accord with LDP Policy SW11.

Whilst the works at the front of the premises would be visible, these would amount to the addition of a new entrance door within an existing opening as well as the erection of 6 bicycle stands to the front of the building. As such, these works are considered low key alterations which, as a result of their siting, scale and appearance, would not be deemed to have a harmful impact upon the character or appearance of the premises or the wider area and would therefore accord with LDP Policy SW11.

Residential Amenity

Given the nature of the proposed works and the premise's distance away from residential properties, it is not considered that these works would have any adverse impact upon the amenities of nearby occupiers. However, following consultation with the Environmental Health Manager, it was suggested that the noise emitted from the condenser units be conditioned so that it does not exceed 37dB in the day time and 30dB in the night time. Whilst the comments of the Environmental Health Manager have been considered, it should be noted that the premises is located next to a busy 4 lane main road and is located over 40 metres away from a residential care home and over 100 metres away from other residential properties. As such, the suggested condition would not be deemed

necessary in this instance and the proposed development would accord with LDP Policies SW11 and EnW4.

Ecology

In respect of ecology, the Council's Ecologist has concluded that survey work would not be required in respect of this proposal. However, in accordance with the Environmental Wales Act (2016) and Welsh Government Circular 'Securing Biodiversity Enhancements' (2019), the Council's Ecologist has requested that a bat box is installed. In this instance, given that the proposal would not have a detrimental impact upon protected species and relates to only small scale external alterations, it would not be reasonable to impose a condition to require the installation of a bat box.

CONCLUSION

The proposed development, due to the reasons discussed above, is therefore considered acceptable and in compliance with the 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:

- Drawing title: Proposed Floor Plans, Job no: 2047, Drawing no: 102, received: 17th November 2021;
- Drawing title: Proposed Elevations, Job no: 2047, Drawing no: 104, received: 17th November 2021;

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

RECOMMENDATION ENDORSED



Head of Town Planning

DATE: 06.01.2022

P.P.