

DELEGATED REPORT

Application No:	P/25/0118
Site Address:	Merthyr Tydfil Football Club Penydarren Park Park Terrace Merthyr Tydfil CF47 8RF
Development:	Erect toilet block
Case Officer:	Marlene Ferreira
Site Visit:	29th May 2025
Application Expiry Date:	19th June 2025
Consultation reply date expired:	22nd May 2025

APPLICATION SITE

The application site relates to Merthyr Tydfil Football Club, Penydarren Park, located off Park Terrace near the town centre. The club, accessed off Park Terrace, is located to the rear of properties along Penydarren Park, The Walk and Penydarren Terrace. A large on-site parking area, which is provided to the west of the football grounds, serves the club.

PROPOSED DEVELOPMENT

This application seeks planning permission to construct a single storey extension to provide male and female wc's.

The extension, which would adjoin the northern end elevation of the existing football stand, located to the west of the football grounds, would measure 10.8m wide by 3.6m deep with a 3.45m maximum height. It would provide 10 WC's with wash hand facilities and would be finished with blockwork elevations and a corrugated metal roof.

PLANNING HISTORY

The following planning history is the most recent and relevant planning history for this site:

P/13/0103 - Alterations to existing access and internal access roads, extension to existing car park, installation of new artificial surface to playing field, and erection of new floodlights – Approved: 13th May 2013

P/14/0296 - Part demolition of club house and erection of two storey extension. Provision of new cladding to existing football stands. Alterations to existing access and new parking arrangements – Approved: 11th December 2014

P/15/0182 - Part demolition of club house and erection of two storey extension. Provision of new cladding to existing football stands. Alterations to existing access and new parking arrangements. (Revised application following planning permission P/14/0296) – Approved: 6th July 2015

CONSULTATION

The following consultations were undertaken:

Head of Engineering and Highways	No objection.
Planning Policy Officer	No response.
Planning Ecology Officer	No objection, subject to conditions.
Environmental Health Manager	No objection.
Welsh Water	No objection, subject to conditions.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to nearby properties and two site notices were displayed within the vicinity of the site. No letters of representation were received following the publicity exercise.

POLICY CONTEXT

National Development Framework

- Future Wales: The National Plan 2040 (February 2021)

Policy 1 – Where Wales Will Grow

Policy 2 – Shaping Urban Growth and Regeneration – Strategic Placemaking

Policy 4 – Supporting Rural Communities

Policy 9 – Resilient Ecological Networks and Green Infrastructure

Policy 33 – National Growth Area – Cardiff, Newport and the Valleys

National Planning Policies

- Planning Policy Wales - Edition 12 (February 2024)

Paragraph 3.3 refers to good design and states that *'...design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental,*

cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surroundings area...'

Paragraph 3.9 refers to character and states that *'...the special characteristics of an area should be central to the design of a development. The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations. A clear rationale behind the design decisions made, based on site and context analysis, a strong vision, performance requirements and design principles, should be sought throughout the development process and expressed, when appropriate, in a design and access statement...'*

Paragraph 3.14 refers to context appraisal and states that these *'...should be used to determine the appropriateness of a development proposal in responding to its surroundings. This process will ensure that a development is well integrated into the fabric of the existing built environment...'*

Paragraph 6.4.3 discusses biodiversity and states that *'...the planning system has a key role to play in helping to reverse the decline in biodiversity and increasing the resilience of ecosystems, at various scales, by ensuring appropriate mechanisms are in place to both protect against loss and to secure enhancement...'*

- Technical Advice Notes (TANs)

TAN 5 – Nature and Conservation Planning (2009)

This TAN provides advice on development affecting designated sites and habitats, in addition to protected or priority habitats and species. Section 6.2.2 states that *'...It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. It is considered best practice that such a survey is carried out before planning application is submitted. Planning permission should not be granted subject to a condition that protected species surveys are carried out and, in the event that protected species are found to be present, mitigation measures are submitted for approval. However, bearing in mind the delay and cost that may be involved, developers should not be required to undertake surveys for protected species unless there is a reasonable likelihood of them being present...'*

TAN 12 – Design (2016)

This TAN advises that the Welsh 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. Section 2.6 of TAN12 states that *'...Design which is inappropriate in its context, or which fails to grasp opportunities to enhance the character, quality or function of an area, should not be accepted, as these have detrimental effects on existing communities...'* Section 4.3 of TAN12 points out *'...Understanding the site and its immediate and wider context is the basis for a meaningful and sustainable design response, and is the responsibility of all those involved in the design process...'*

Local Planning Policies

- Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

Policy SW13 – Protecting and Improving Local Community Facilities

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 development would be acceptable, in principle in this location, and whether it would be acceptable with regards to its impact upon the character and appearance of the site and the wider area. The impact upon residential amenity, ecology and highway safety are also important considerations.

Principle of Development

The site lies in the settlement boundary – Primary Growth Area. Development in this location is supported by LDP Policy SW4, provided it complies with all relevant LDP policies and other material considerations.

The existing football club is recognised as a community facility. As such, LDP Policy SW13 is a relevant policy consideration. LDP Policy SW13 states that *‘the provision of new and enhanced community facilities will be supported subject to satisfying other relevant LDP policies. The Council will protect and support the enhancement of the County Borough’s existing community facilities. Development proposals that would result in a loss of an existing community facility will only be permitted where alternative provision of at least equivalent value to the local community can be provided nearby, or it can be demonstrated that existing provision is inappropriate or surplus to the needs of the community and is no longer required, or it can be demonstrated there is no longer a viable community use for the facility’*.

This proposal involves the provision of an extension to provide a toilet block to serve the existing football club. As such, it would not result in the loss of a community facility or adversely impact the community facility in any way. Instead, the addition of a new toilet block extension would serve to improve the facilities available on-site in support of the football club. The proposed development would therefore accord with the criteria set out under LDP Policy SW13.

Character and Appearance

The development, as discussed earlier, seeks to provide a 10.8m wide extension to the west of the football grounds to provide new toilet facilities to serve the club. Whilst this is a notable new extension, it is a single storey structure, which would adjoin the northern end elevation of the existing football stand to the west of the football grounds and as such would not be largely visible from outside the club site. Indeed, with a maximum ridge height of 3.45m, it would sit below the ridge height of the existing football stand and would

therefore appear proportionate when viewed in association with the existing built environment. It is noted that the extension would be finished with blockwork elevations and a corrugated metal sheeting roof, which would not generally be supported as an appropriate material finish. It should be noted however that the existing adjoining football stand also comprises a blockwork finish with a metal sheet roof. Thus, in this instance, the proposed material finishes would be in context with its surrounding development and would therefore be acceptable.

The proposed extension would therefore amount to an appropriate and sympathetic form of development within this context and would therefore accord with LDP Policy SW11.

Residential Amenity

The impact of this proposal has been considered with regards to its impact upon nearby occupiers. In this instance, having taken account of the siting, scale and use of the proposed extension, and its distance from existing residential properties/occupiers, the proposed development would not be considered to have any significant adverse impact, i.e. loss of light, loss of privacy etc upon the nearest occupiers, which are located over 20 metres away from the proposed development. With regards to any other impacts, such as noise, disturbances and smells, etc, the existing club is already operational and has been for many years, thus it is not considered that the proposed enhancement of the club's on-site facilities by means of a toilet block extension, would cause any significant additional disturbances or any other nuisances which would be significantly harmful to the amenities of the nearest occupiers to warrant the refusal of the application. In this respect, it should also be noted that no objections have been raised by the Environmental Health Manager. Likewise, no representations or concerns have been received from nearby residents in respect of this extension. The proposal would therefore accord with LDP Policies SW11 and EnW4.

Ecology

The Council's Ecologist has reviewed the application proposal, and due to the nature of development, survey work has not been requested to accompany the application. However, enhancement works in line with the Environment (Wales Act 2016) and Welsh Government Circular 'Securing Biodiversity Enhancements' are required in support of the proposal. The Green Infrastructure Statement (GIS) submitted in support of the application explains that the extension would be constructed on an existing hard standing and no planting or landscaping would therefore be lost as a result of this proposal. The GIS confirms that an insect block would be positioned (on a timber frame) next to the existing wildflower garden to the east of the football grounds. The existing wildflower area will be retained and preserved. The Council's Ecologist has considered the GIS and proposed enhancements and has no concerns with the recommendations put forward. Whilst it is acknowledged that the Council's Ecologist has requested information regarding the long-term management of the wildflower area for a minimum period of 25 years, this request would be deemed disproportionate in this instance, since the wildflower area is already existing. Thus, the provision of the insect block alone (which could be secured by a suitably worded condition) would be deemed an appropriate and satisfactory enhancement in this instance and would therefore accord with LDP Policy EnW1.

Parking and Highway Safety

The existing football club, as mentioned previously, is served by an extensive on-site parking area to the west. The Engineering and Highways Manager has considered the proposed development and the club's on-site parking and access arrangements and has not raised any concerns or objections. Indeed, the proposed toilet facilities would continue to serve the visitors to the club and this extension alone would not increase the demand for on-site parking. The proposal would therefore not be considered detrimental to highway or pedestrian safety or the free flow of traffic and would accord with LDP Policy SW11.

CONCLUSION

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

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:

- Proposed Block Plan Drawing Number 1091.04, received: 30th May 2025;
- Plans and Elevations 1091.02A, received: 27th May 2025;
- Plans and Elevations 1091.03A, received: 27th May 2025;
- Green Infrastructure Statement, received: 27th May 2025.

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

3. Prior to the use of the toilet facilities hereby approved, the enhancement measures proposed, as stipulated in the Green Infrastructure Statement and indicated on the plans, shall be implemented and shall be retained thereafter in perpetuity.

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

4. No surface water and/or land drainage shall be allowed to discharge directly or indirectly into the public sewerage system.

Reason - To ensure adequate disposal of surface water drainage in accordance with LDP Policy EnW4 of the Merthyr Tydfil Replacement Local Development Plan.

INFORMATIVES

1. This planning permission does not provide consent to undertake works that require a European Protected Species (EPS) licence.

All bats and their roosts are protected under UK and European legislation. It is an offence to deliberately kill, injure, capture or disturb a bat or to recklessly damage or destroy their breeding sites or resting places.

If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. on 0300 065 3000 or at <https://naturalresources.wales/permits-and-permissions/species-licensing/apply-for-a-protected-species-licence/bat-licences/?lang=en>.

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.

Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding.

If works to any trees, hedgerows and/or other nesting bird habitat (including buildings with suitable features) are to be undertaken, they will take place outside of the bird nesting season. If the works must be undertaken during the nesting season (generally from 1st March until 31st August, although birds are known to nest outside of these dates in suitable conditions), a breeding bird survey will be required and must be carried out by a suitably qualified ecologist. Any active nests identified will be protected until the young have fledged.

Where a Schedule 1 species (as defined in the Wildlife and Countryside Act - <https://www.legislation.gov.uk/ukpga/1981/69/schedule/1> is involved, compensation for impacts, e.g., loss of nesting sites, will be devised and implemented.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 25.06.2025