

Our Ref: 298CRP130824

15 August 2024

David Cross
Merthyr Tydfil County Borough Council
Planning Department
Unit 5 Triangle Business Park
Pentrebach
Merthyr Tydfil
CF48 4TQ

Dear Mr Cross,

**Land to the South of Cyfarthfa Retail Park, Swansea Road, Merthyr Tydfil
Proposed Coffee Shop with Drive Thru Facility**

Please find enclosed a planning application made on behalf of Corona Vulcan Merthyr Limited for the development of a coffee shop with drive thru facility at land to the south of Cyfarthfa Retail Park.

The site already has planning permission for coffee shop drive thru development (P/18/0399, renewed by P/23/0254). Consistent with the existing permission, the proposed coffee shop is 167sqm gross and is a mixed Class A1/A3 use.

An operator, Costa Limited, has now been secured for the development and the enclosed application is submitted to secure permission for a revised layout and design which meet the operator's requirements and will allow this development to proceed.

Full details of the proposal are set out in the attached drawings and documents,

The application consists of the following:

- Completed planning application forms and Certificate B;
- Drawing 11428-DT-PL-LP01 – Location Plan;
- Drawing 11428-DT-PL-L01 – Existing Site Plan;
- Drawing 11428 DT PL L02 – Proposed Site Plan;
- Drawing 11428-DT-PL-P01 – Proposed Ground Floor Plan;
- Drawing 11428-DT-PL-P02 – Proposed Roof Plan;
- Drawing 11428-DT-PL-S01 – Proposed Sections;
- Drawing 11428-DT-PL-S02 – Proposed Site Sections;
- Drawing 11428-DT-PL-E01 – Proposed Elevations;
- Drawing 11428 DT PL L03 – Topographic Survey;
- Proposed Finished Levels 30106-BGL-XX-XX-DR-00255 P04;
- Drawing SB/CyfarthfaRP/P/01 B – Soft Landscape Proposal;
- Landscape Softworks Specification (Sarah Byrne Limited, August 2024);
- Planning Statement (Burnett Planning, August 2024);
- Design & Access Statement (RGP Architects, August 2024);
- Transport Statement (TTP Consulting, August 2024);
- Preliminary Ecological Appraisal (Wardell Armstrong, August 2024);

- Retaining Wall Design (Burrows Graham, 9 August 2024);
- Drainage Strategy (Burrows Graham, 2 August 2024);
- Ground Investigation Report (GIS, May 2022);
- Mining Investigation Report (GIS, February 2023);
- CIL Additional Information form;

Please contact Colin Burnett at this office if you have any queries or require further information.

Yours sincerely

Burnett Planning & Development Limited

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