

DELEGATED REPORT

Application No: P/20/0195

Site Address: Unit 12 Pant Industrial Estate
Pant
Merthyr Tydfil
CF48 2SR

Development: Demolition of existing industrial unit and construction of new industrial unit (B8 Use)

Case Officer: David Cross

Site Visit: 4th September 2020

Application Expiry Date: 14th October 2020

Consultation reply date expired: 16th September 2020

APPLICATION SITE

This application relates to an existing industrial unit located within the eastern part of the well-established Pant Industrial Estate. The site is directly accessed from the main highway to the north-east which also serves the wider estate. On all other sides, the site is bound by adjoining industrial units, of which the building to the south-east is seen in close relation to the existing unit with a common frontage onto the main highway and open forecourt.

The existing industrial unit occupies the majority of the site with a hard surfaced area to front which provides off-street parking. The unit is single storey with a flat roof and currently has two large roller shutter doors on the front elevation with a small reception area.

PROPOSED DEVELOPMENT

Full planning permission is sought for the demolition of the existing industrial unit and the construction of a new industrial unit which would fall within Use Class B8 (Storage & Distribution).

The proposed building would be constructed in the same location as existing and orientated with a frontage onto the main road. The building would be of a portal frame construction measuring 16.6m wide by 16m deep and 8m high with a pitched roof. The front elevation of the building would incorporate a glazed entrance and window with a roller shutter entrance for deliveries. The external material finishes would comprise

red/brown facing brickwork on the lower half of the elevations with grey steel cladding on the upper part of the elevations and on the roof.

The industrial unit would be accessed from the main highway with four parking bays provided to the front, of which one would be available for disabled persons. Although no landscaping plan has been submitted, it can be seen on the submitted plans that there would be little land available for planting.

PLANNING HISTORY

There is no relevant planning history relating to the application site.

CONSULTATION

Engineering & Traffic Group Leader	-	No objection
Planning Division's Ecologist	-	No objection subject to a condition for a method statement for the removal of the roof having consideration for bats and nesting birds, together with proposed enhancement measures.
Welsh Water	-	No objection subject to a condition relating to surface water and land drainage.
Welsh Government Highways Division	-	No response.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, a site notices was displayed within the vicinity of the site and letters were sent to neighbouring properties.

No representations were received as a result of this publicity exercise.

POLICY CONTEXT

Merthyr Tydfil Replacement Local Development Plan (LDP) 2016 – 2031:

- Policy SW4 - Settlement boundaries
- Policy SW11 - Sustainable Design & Placemaking
- Policy SW12 - Improving the Transport Network
- Policy EnW1 - Nature Conservation and Ecosystem Resilience
- Policy EnW4 - Environmental Protection
- Policy EcW2 - Protecting Employment Sites
- Policy EcW9 - District Heating

PLANNING CONSIDERATIONS

Land-use

The application site lies within the settlement limits and primary growth area where the majority of new development is generally supported in principle by policy SW4 of the LDP. There is already an industrial unit located within the site, which would be demolished and replaced with a new building of a more modern construction. Furthermore, it is acknowledged that the site lies within an employment protection area as defined by policy EcW2 of the LDP, where proposals that fall within Use Class B8 can be supported. Accordingly, the proposed development is deemed to be acceptable in principle.

Design approach

The proposed industrial building would be located in the same position within the site as the existing building, albeit, with a slightly smaller footprint to accommodate a path on the north-west side to serve a fire escape. The industrial building would be of a typical construction and of a similar design to the adjoining unit to the south-east, incorporating similar material finishes that comprise a mixture of brickwork and metal cladding on the elevations and roof. The general design of the proposal is acceptable and would appropriately integrate with the neighbouring properties. As such, the development would not have an adverse impact on the character of the industrial estate and its appearance would greatly improve the quality of the area, given the condition of the existing building. Therefore, the proposal complies with policy SW11 of the LDP.

Highway implications

It is intended that the access serving the development from the main highway would remain unchanged with the same level of parking provision situated to the front of the building. The proposal would unlikely result in a significant increase in the level of traffic generated. Although vehicles would reverse on to the highway from the proposed parking spaces, this would not differ to the current arrangement. In this regard, the Engineering and Traffic Group Leader has not raised any highway safety concerns.

It is noted that the site lies within an area of land that is safeguarded under policy SW12 of the LDP for the duelling of the A465(T) Heads of the Valleys Road. Whilst this policy does not prohibit the redevelopment of the site, the current plans illustrating the precise details of the road widening works does not appear to encroach onto the application site. As such, the proposal would not impinge on the planned highway improvement works along the trunk road. Accordingly, the development complies with policies SW11 and SW12 of the LDP.

Ecological Impact

The existing industrial building currently occupies the entire site with a hard surfaced forecourt area to the front. Therefore, the site is deemed to be of limited ecological value and the development would not likely have a significant impact on protected species or habitats. As a precautionary measure, it is requested by the Planning Division's Ecologist that a method statement be submitted for the removal of the roof, which should include actions in the event that bats are encountered. In accordance with the Environment (Wales) Act 2016 enhancement measures are also required. In this instance the development should incorporate the installation of a bat box on the western elevation of the new unit, which can be secured by condition. Therefore, the proposal complies with policy EnW1 of the LDP.

CONCLUSIONS

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.

For the above reasons, the proposed development is acceptable and complies with the relevant LDP policies. 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 No. 2748 C (illustrating proposed site plan, elevations and floor plan), received 19.08.2020

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

3. **Prior to the construction of the industrial building** hereby approved, samples/details of the materials to be used in the construction of the external surfaces of the building, shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason - To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

4. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

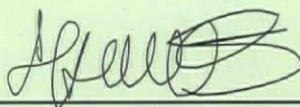
Reason - To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

5. **Prior to any demolition works commencing on site**, a method statement for the removal of the roof shall be submitted to and approved in writing by the local planning authority. The statement shall set out the measures to avoid causing harm to bats and nesting birds, the actions that will be followed in the event that bats or birds are encountered and details for the provision of a bat box to be erected on the western

elevation of the new building. All works shall be carried out in accordance with the approved details and completed prior to the occupation of the unit.

Reason - To protect and enhance the natural environment in accordance with Policies EnW1 and EnW2 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

09/10/20