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DELEGATED REPORT

Application No: P/20/0218

Site Address: Tenneco
Pengarnddu Industrial Estate
Dowlais
Merthyr Tydfil
CF48 2TA

Development: Proposed extension to existing out building

Case Officer: David Cross

Site Visit: 23rd September 2020

Application Expiry Date: 9th November 2020

Consultation reply date expired: 14th October 2020

APPLICATION SITE

This application relates to an existing outbuilding located to the south-east of the main industrial unit (occupied by Tenneco), which is used to manufacture exhaust systems for motor vehicles. The outbuilding is largely bound on all sides by hard-standing areas that form part of the service yard. In the wider context the industrial site is surrounded by a number of commercial and industrial properties, including the St Merryn Meat Factory to the east, a waste transfer station and power plants to the north and retail units/supermarkets to the south.

PROPOSED DEVELOPMENT

Full planning permission is sought for the extension of an existing outbuilding to accommodate additional fabrication and storage areas as part of the wider exhaust manufacturing facility. The proposed extension, in combination with the existing structure would measure 24.5m long by 8m deep and 6.6m high with a single pitched roof. The external material finishes would comprise metal cladding on the elevations and roof to match the existing building. Additionally, at either end of the building, large roller shutter doors would be provided.

PLANNING HISTORY

- P/19/0017 - Proposed warehouse building with associated infrastructure/engineering works to existing hard standing areas and access/parking areas
- Permission GRANTED on 14.03.2019
- P/14/0321 - Erection of single storey side extension to existing boiler room and switch room building.

Permission GRANTED on 07.01.2015

P/14/0008 - Change of use of existing depot (Use Class B8) to manufacturing (Use Class B2).

Permission GRANTED on 06.03.2014

P/98/0339 - Conversion of existing warehouse to car sales showrooms, workshops and valeting areas.

Permission GRANTED on 12.11.1998

CONSULTATION

Engineering and Traffic
Group Leader - No objection

PUBLICITY

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

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

POLICY CONTEXT

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

- Policy SW4 - Settlement Boundaries
- Policy SW11 - Sustainable Design and Placemaking
- Policy CW1 - Historic Environment
- Policy EnW1 - Nature Conservation and Ecosystem Resilience
- Policy EnW4 - Environmental Protection
- Policy EcW4 - Protecting Employment Sites

Supplementary Planning Guidance (SPG):

- Nature & Development, May 2015

PLANNING CONSIDERATIONS

Land use

The application relates to an established industrial site situated within the settlement boundary and the Primary Growth Area, where the majority of new development is generally supported by policy SW11 of the LDP. The site is also situated in an employment protection area as defined by policy EcW4 of the LDP, where development proposals that fall within Use Classes B1, B2 and B8 are supported. In this respect, the proposed extension to an existing outbuilding would continue to be used as part of the

exhaust manufacturing business. Therefore, the principle of the development is acceptable.

Design approach

The existing buildings within the Pengarnddu Industrial Estate generally vary in size but are in the main typically large portal framed structures with metal cladding utilised on the elevations and roofs. The proposed extension would be of the same construction and scale as the existing outbuilding, utilising matching external material finishes. The siting of the extension would have a limited impact on the surrounding area, given that it would be seen in the context of a much larger industrial site and would not appear out of place. Therefore, the general design of the extension is acceptable and would comply with policy SW11 of the LDP.

Residential amenity

It is acknowledged that there are two residential properties within the vicinity of the industrial estate, with one located approximately 570m to the west of the application site and the other located approximately 170m to the south-east. Taking into the account the separation distances, the topography of the area and intervening vegetation/ structures, the proposal would have no impact on the amenities of those nearby residential properties. In this regard, no objections were received from local residents following the publicity exercise. Therefore, the proposal complies with policy SW11 of the LDP.

Highway implications

The proposed extension would not encroach on to land that is currently used for parking or the circulation of traffic through the service yard area. As such, the proposal would have no impact on the existing traffic flows through the site. Furthermore, it is acknowledged that the Engineering and Traffic Group Leader has not raised any highway safety concerns. Therefore, the proposal complies with policy SW11 of the LDP.

Ecological impact

The site is generally void of any features of ecological interest, particularly given its built-up nature. There would also be no loss of trees or vegetation that may otherwise have some potential impact on protected species or habitats. Therefore, the proposal complies with policies BW5 and BW7 of the LDP.

Ground conditions

The site is located within an area identified by The Coal Authority to be at high risk to past coal mining activities. As such, there is normally a need to submit a Coal Mining Risk Assessment as part of a planning application to consider the stability of the site. However, in this instance, given that the proposed extension would be located in an area that is already covered with a reinforced concrete hardstanding, The Coal Authority noted, as part of a pre-application consultation, that a risk assessment would not be necessary. Therefore, it is considered that the site can be appropriately developed safely with minimal stability concerns.

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:

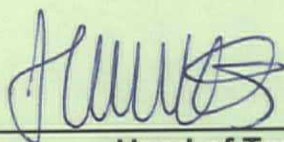
Proposed Elevations, received on 14.09.2020
Proposed Floor Plan, received on 14.09.2020
Block Plan, received 14.09.2020
Building Frame Assembly, received on 14.09.2020
Building Assembly 3, received on 14.09.2020

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

3. The materials to be used in the construction of the external surfaces of the extension shall match those used in the existing building.

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.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

22/10/20