

DELEGATED REPORT

Application No: P/20/0204

Site Address: General Dynamics Land Systems Ltd
Merthyr Road
Pentrebach
Merthyr Tydfil
CF48 4LA

Development: Construction of replacement covered vehicle wash down facility

Case Officer: Caroline Pulley

Site Visit: 7th September 2020

Application Expiry Date: 27th October 2020

Consultation reply date expired: 28th September 2020

APPLICATION SITE

The application site relates to the General Dynamics Land Systems factory located within the Linde Industrial Park. The site is accessed from the roundabout junction on the A4054 and via the winding access road that serves the Linde Industrial Park. The Trevithick Trail runs along the eastern side of the industrial park. To the north, and below the level of the site, are residential properties (Rhydfach). A triangular shaped heavily landscaped area of land abuts the southern boundary of the site.

PROPOSED DEVELOPMENT

Full planning permission is sought for the construction of a replacement covered vehicle washdown facility. The proposed building would be located to the south-east of the main industrial building. It would measure 14.5m in length by 9.2m wide and would be attached to the north-western end elevation of the existing equipment storage building. The building would have an asymmetrical pitched roof with a ridge height of 9.8m. It would have a steel clad portal frame structure with Goose Grey (RAL 7035) profiled insulated cladding and composite profiled insulated cladding, with Poppy Red edging to match the adjacent building. A single vehicle entrance door would be located on the north front elevation of the building with a pedestrian door being located to the west elevation.

PLANNING HISTORY

The site is subject to an extensive planning history. The most relevant and recent applications are listed below:

P/20/0042 - Variation of condition 7 of planning permission P/15/0130 to allow the test track to be used Monday to Friday 08.00 - 18.00 hours, Saturday 09.00 - 17.00 hours and temporarily on Sundays between 10.00 and 16.00 hours – Approved 02.04.2020

P/19/0013 - Erection of two storage buildings, fencing and associated lighting – Approved 20.02.2019

P/18/0346 - Variation of condition 7 of planning permission P/15/0130 to allow test track to be used on Saturdays - Approved 21.12.2018

P/15/0130 - Construction of vehicular test facility to be used ancillary to the existing industrial use. Demolition of high bay buildings, erection of lighting columns and associated work. - Approved 25.06.2015

P/12/0316 - Create a 4500m² test track facility to supplement existing test track facility. Approved 09.01.2013

CONSULTATION

Engineering and Traffic Group Leader: No objection.

Environmental Health Officer: No objection.

Welsh Water: No objection.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, site notices were displayed within the vicinity of the site

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Policy

Planning Policy Wales (PPW) Edition 10 (December 2018) sets out the land use policies of the Welsh Government. The most relevant sections are:

Sections 3.3 – 3.16 sets out the principles of good design in new development proposals, which should take into account its relationship to its surrounding context.

The policies in PPW are supported by Technical Advice Notes (TANs). The most relevant TANs to this application are as follows:-

TAN 5 – Nature Conservation and Planning provides advice about how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation.

TAN 11 - Noise provides advice on how the planning system can be used to minimise the adverse impact of noise without placing unreasonable restrictions on development or adding unduly to the costs and administrative burdens of business.

TAN 12 - Design 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.

TAN 23 - Economic Development advises on, amongst other issues, assessing the economic benefits of new development.

Local Policy

Merthyr Tydfil County Borough Council Replacement Local Development Plan (LDP) 2016-2031:

Policy SW4 – Settlement boundaries

Policy SW11 – Sustainable design and Placemaking

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW2 – Internationally and Nationally Protected Sites and Species

Policy EnW3 – Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species

Policy EnW4 – Environmental Protection

Policy EcW2 – Protecting Employment Sites

Other Material Considerations

Supplementary Planning Guidance Note 5: Nature and Development

PLANNING CONSIDERATIONS

The application site is located within the settlement boundary and is designated as a protected employment site (Policy EcW2). Given that the proposed development is primarily for the construction of a building to be used in connection with the existing use of the site, the principle of development is acceptable. Therefore the main issues to consider in respect of this application are whether there would be any adverse impact on the character and appearance of the area or upon the residential amenities of those living nearby. The potential impact of the scheme on highway safety is also a consideration.

Given that the proposed washdown building would be of a limited scale and height, its visual impact upon the overall site would be limited. Its design and scale also complements the building it would be attached to. Furthermore, the building would largely be hidden from surrounding vantage points by the landscaping to the south and west and would be finished to match the appearance of the existing buildings already present on this site. In addition, given the scale of the building and the distance that would be maintained from the neighbouring residential properties to the south, the proposal would not have any significant impact upon residential amenity and it should be noted that the Council's Environmental Health Officer has not raised any objection to the scheme. Lastly, it is noted that the proposed building would not have any adverse impact on the highway network or any of the existing parking facilities.

In light of the above, the proposed scheme is in compliance with Policy SW11 of the LDP.

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

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 number AL(90)10 received on 01.09.2020

Drawing number AL(0) 10 received on 01.09.2020

Drawing number AL(0) 11 received on 01.09.2020

Drawing number AL(0) 20 received on 01.09.2020

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

3. 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.

INFORMATIVES

1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should be carried out and, if so, the method to be used.

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.

2. The developer's attention is drawn to the comments received during the application process from the Council's Environmental Health Section regarding the proposed construction hours, waste materials and drainage.
3. If the development will give rise to a new discharge (or alter an existing discharge) of trade effluent, directly or indirectly to the public sewerage system, then a

Discharge Consent under Section 118 of the Water Industry Act 1991 is required from Dwr Cymru / Welsh Water. Please note that the process for applying for a Discharge Consent is independent of the planning process and an application for consent may be refused even though planning permission may have already been granted.

4. As of 07/01/2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems - designing, constructing, operating and maintaining surface water drainage systems'. It is therefore recommended that the developer engage in consultation with Merthyr Tydfil County Borough Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, Dwr Cymru Welsh Water is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

15/10/20