

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES)
ORDER 2012 (as amended)

REFUSAL OF PERMISSION

To: Mr & Mrs Raynes c/o George + Co Hwyl Hub 1st Floor Woodfired Studios 62 High Street Merthyr Tydfil

WHEREAS you submitted an application on the 21st day of August 2018 to develop: Land To The South Of Unit 7 Efi Industrial Estate And West Of Nos 14-17 Pandy Close Merthyr Tydfil short particulars of the application being as follows:-

Name of the Applicant

Description of Proposed Development

Mr & Mrs Raynes
Land Adjacent To Efi Ind Estate,
Brecon Road
Merthyr Tydfil
CF47 8RB

Erection of 10 light industrial units (use class B1) with associated access road and parking areas (Full)

MERTHYR TYDFIL COUNTY BOROUGH COUNCIL as the Local Planning Authority hereby REFUSE TO PERMIT the proposed development for the following reasons, namely:

- 1 The existing access leading to the site and its junction with Brecon Road is of a sub-standard design with inadequate visibility splays, turning radii, poor surfacing and lack of pedestrian segregation. The increased use of this road would exacerbate existing traffic hazards that impede on the free flow of traffic to the detriment of highway and pedestrian safety. As such, the proposed development is contrary to Policies BW12 and TB11 of the Merthyr Tydfil Local Development Plan 2006-2021.
- 2 The proposed development, by virtue of its location and layout, fails to preserve or enhance the character or appearance of the Cyfarthfa Conservation Area and would significantly harm the setting of the Pont Y Cafnau Bridge. Therefore the development runs contrary to Policy BW6 of the Merthyr Tydfil Local Development Plan 2006-2021.
- 3 Insufficient information has been provided to fully assess the impact of the proposed development on protected species (i.e. bats & otters), habitats or any other features of ecological interest within the Cwm Fechan Taff Site of Importance for Nature Conservation. As such the proposed development is contrary to Policy BW5 of the Merthyr Tydfil local Development Plan 2006-2021.

Date: 23rd November 2018

Signed:.....
(Head of Town Planning)

**IT IS IMPORTANT THAT YOU READ
THE NOTES ATTACHED TO THIS FORM**