

DELEGATED REPORT

Application No: P/21/0253

Site Address: Project Riverside
(Lovell Residential Development Site)
Merthyr Vale
Merthyr Tydfil

Development: Addition of communal electric vehicle charging point

Case Officer: Caroline Pulley

Site Visit: 22nd July 2021

Application Expiry Date: 7th September 2021

Consultation reply date expired: 12th August 2021

APPLICATION SITE

The application forms part of the Lovell residential site in Aberfan. Specifically, the application relates to a lay-by located within the north-eastern part of the development site. A landscaped area to the east and an internal access to the west bind the layby. Neighbouring properties are located on the opposite side of the road.

PROPOSED DEVELOPMENT

This application seeks planning permission for the installation of a communal electric vehicle (ev) charging point. The vehicle charging upstand would be located to the rear of a parking bay. It would measure 0.24m wide, 0.29m deep and 1.3m high. It would be operated using a pay as you go Smartphone application, which would allow users to add credit and confirm charge.

PLANNING HISTORY

The history relating to the site is as follows:

P/17/0345 Residential development of 153 units (full)
Approved – 31.01.2018

CONSULTATION

Head of Engineering: No objection.

PUBLICITY

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

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Policy

The Future Wales – the National Plan 2040 sets out a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

Planning Policy Wales (PPW) Edition 11 (February 2021) sets out the land use policies of the Welsh Government. The most relevant sections are:

Paragraph 4.1.40 states *'To encourage the use of Ultra Low Emission Vehicles (ULEVs), the planning system should encourage and support the provision of ULEV charging points as part of new development.'*

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

TAN 12 - Design advises that the Assembly 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.

Local Policy

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

Policy SW11 – Sustainable design and Placemaking

Policy EnW4 – Environmental Protection

PLANNING CONSIDERATIONS

The proposal to install an electric vehicle charging upstand for communal use on the new housing site is welcomed. While it is acknowledged that the provision of such a facility may increase the likelihood of the parking bay being utilised, the layby forms part of the adopted highway. Moreover, the parking bay is situated on the opposite side of the highway to residential properties and as such, the potential noise and disturbance that may arise from the use of the charging facility would not be significantly harmful. Additionally, the provision of such facilities is supported and is indeed encouraged by national planning policy set out in Planning Policy Wales. Finally, it should be noted that the Head of Engineering has not raised any highway or pedestrian safety concerns to the scheme and the charging point would not cause any form of obstruction to walking or

cycling. Accordingly, the proposed development is deemed to be in line with local and national planning policy.

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 no. PL-04 received on 13.07.2021

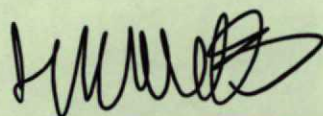
Drawing no. LP02 received on 13.07.2021

Pod Point Specification details received on 13.07.2021

Pod Point Twin Charger Datasheet received on 13.07.2021

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

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

17/8/21