

DELEGATED REPORT

Application No:	P/23/0238
Site Address:	Shingrig House 1 Efail Shingrig Trelewis Treharris CF46 6DP
Development:	Convert workshop into a convenience store (A1 use) to include rear extension
Case Officer:	Marlene Ferreira
Application Expiry Date:	5th December 2023
Consultation reply date expired:	6th November 2023

APPLICATION SITE

The application site relates to a detached building located off Shingrig Road in Trelewis. The building, which has the typical appearance of a domestic double garage, lies within the curtilage of Shingrig House, a two-storey dwelling, located on an elevated plot to the east of the application site. It was historically used as a blacksmiths workshop but now appears to be used as a garage/storage facility as part of Shingrig House. A hardstanding area is provided to its front. The building abuts the public highway to the south, north and west of the site.

The building is surrounded by residential properties and does not appear to have been used as a blacksmiths workshop for over 10 years. Although the building has received planning permission for its conversion to short stay accommodation for exotic pets (under application P/13/0116) and subsequently for a two-bedroom dwelling (under application P/15/0319), none of these permissions appear to have been implemented. The building has continued to be used for storage purposes and has retained the same appearance for a significant period of time.

PROPOSED DEVELOPMENT

This application seeks planning permission to change the use of the building (currently used as a domestic garage) to a convenience store (A1 use class) to include the addition of a rear single storey extension.

Externally, the building would be altered to the rear and would include a new raised single storey extension, which would measure 3.15 metres wide and 1.9 metres deep. Since the extension would be provided at the same level as the existing dwelling, Shingrig House, the single storey addition would meet the ridge height of the existing building. The proposed extension seeks to provide an enlarged storage area to serve the store. Alterations are also proposed to the front and would include replacing the front double steel garage doors with full height windows within the existing openings. A new pedestrian access door would also be installed.

Internally, the alterations are very minor and include using the former workshop area as a shop retail area. The segregated section used for storage would be extended by the addition of the extension.

Parking provision is proposed to the front of the building. Since the applicant does not own the entire front hardstanding area, only one vehicular parking space, to the eastern side of the hardstanding, is proposed to serve the convenience store.

It is noted that a new sign is proposed to the front elevation. This however may require a separate application for advertisement consent and as such, has not been considered under the assessment of this proposal.

PLANNING HISTORY

The following planning history is relevant to this site:

P/15/0319 - Change of use of former blacksmiths workshop to dwelling with parking. Creation of 2 parking spaces at Shingrig House – Approved: 10th February 2016

P/13/0116 – Change of use from Blacksmith's wash house to short stay accommodation for exotic animals – Approved: 24th May 2013

CONSULTATION

Head of Engineering and Highways

Objection raised. '*... The proposed convenience store would have an unacceptable detrimental impact on highway safety and the free flow of traffic at the complex priority junction between the B4254 and B4255.*

The proposal lacks sufficient off-street parking provision resulting in on-street parking demand to the detriment of highway safety and the free flow of traffic...

Planning Policy Officer

Objection raised. '*...It has not been demonstrated that there is a need for the proposed development in this out-of-centre location. It is therefore contrary to Replacement LDP policies EcW3: Retail*

*Hierarchy – Supporting Retail Provision
and EcW6: Out-of-Town Retailing Areas...*

Planning's Ecology Officer	<i>'...The structure has moderate suitability for roosting bats and therefore x2 dusk emergence surveys are required...'</i>
Environmental Health Manager	No objection, subject to conditions.
Welsh Water	No objection, subject to conditions.
Public Rights of Way	No response.
Bedlinog & Trelewis Community Council	No response.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining properties and two site notices were displayed within the vicinity of the site. A total of 9 objection letters were received. A petition comprising 104 signatures was also received.

The comments raised in the letters of objection have been summarised below:

- The approval of this application will detrimentally impact on the peaceful enjoyment of our property, particularly since the hours of opening are proposed as 06:00 until 23:00 everyday including bank holidays. The use would therefore give rise to noise and disturbance which would therefore be harmful to the occupiers of the nearby residential properties;
- It will have a detrimental impact upon parking provision since the use would increase the demand for on-street parking, for customers and delivery lorries, near a busy junction and main road. It would cause congestion and indiscriminate parking as there is no parking availability in this area. This would increase the potential for traffic accidents and adversely affect highway and pedestrian safety. It could also result in damage to the parked cars of neighbouring residents, particularly when shop deliveries are carried out, or when emergency/waste vehicles need access to the street;
- The parking area to the front of the garage is already used for the parking of 2 vehicles by the owners of 1 Efail Shingrig;
- The proposed use will include the sale of alcohol and is very likely to give rise to anti-social behaviour, underage drinking and littering. This is a significant concern for nearby residents, particularly the surrounding aging community, since youths tend to gather outside such shops. The bus stop opposite the application site has been subject to anti-social behaviour and the opening of such a store is likely to increase such occurrences;
- The shop would have a negative impact on the local businesses within the area, mainly West View Stores, Joe's Fish Shop and the Ffaldaiach Inn;
- Application is lacking a retail sequential test and this is a requirement since the proposal would be outside a town centre;
- There are already similar uses in close proximity of the application site, i.e. west View Store, 0.2 miles away, Family Shopper, 0.5 miles away; Co-op, 0.7 miles

away. The provision of a shop in this location would not provide any additional benefit to the local community;

- The conversion of the former blacksmiths workshop would be an eyesore and detract from the character and appearance of the area, which is largely made up of traditional modest two storey dwellings;

Ward Councillors were consulted on the objections and petition received but have not requested that the application be determined at Planning Committee. As such, the application will progress to be determined under delegated powers by the Director of Neighbourhood Services.

POLICY CONTEXT

National Development Framework

- Future Wales: The National Plan 2040 (February 2021)

Policy 1 – Where Wales Will Grow

Policy 2 – Shaping Urban Growth and Regeneration – Strategic Placemaking

Policy 4 – Supporting Rural Communities

Policy 9 – Resilient Ecological Networks and Green Infrastructure

Policy 33 – National Growth Area – Cardiff, Newport and the Valleys

National Planning Policies

- Planning Policy Wales - Edition 12 (February 2024)

Paragraph 3.14 refers to context appraisal and states that these *‘...should be used to determine the appropriateness of a development proposal in responding to its surroundings. This process will ensure that a development is well integrated into the fabric of the existing built environment...’*

Paragraphs 3.7, 3.9, 3.10, 3.12 and 4.2.17 discusses good design and the use of previously developed land *‘...Good design promotes environmental sustainability and contributes to the achievement of the well-being goals. Developments should seek to maximise energy efficiency and the efficient use of other resources (including land), maximise sustainable movement, minimise the use of non-renewable resources, encourage decarbonisation and prevent the generation of waste and pollution. An integrated and flexible approach to design, including early decisions regarding location, density, layout, built form, the choice of materials, the adaptability of buildings and site treatment will be an appropriate way of contributing to resilient development...’* *‘...The special characteristics of an area should be central to the design of a development. The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations...’* *‘...In areas recognised for their particular landscape, townscape, cultural or historic character and value it can be appropriate to seek to promote or reinforce local distinctiveness. In those areas, the impact of development on the existing character, the scale and siting of new development, and the use of appropriate building materials (including where possible sustainably produced materials from local sources), will be particularly important...’* *‘...Good design is about avoiding the creation of car-based developments. It contributes to minimising the need to travel and reliance on the car, whilst maximising opportunities for people to make*

sustainable and healthy travel choices for their daily journeys...’ ‘...Maximising the use of suitable previously developed...can assist regeneration and at the same time relieve pressure for development on greenfield sites...’

Paragraph 6.4.3 discusses biodiversity and states that ‘...the planning system has a key role to play in helping to reverse the decline in biodiversity and increasing the resilience of ecosystems, at various scales, by ensuring appropriate mechanisms are in place to both protect against loss and to secure enhancement...’

- TAN's (Technical Advice Notes)

TAN 4: Retail and Commercial Development (2016)

This TAN refers to the importance of retail and commercial development and states that ‘...the planning system’s role in creating vibrant, viable and attractive retail and commercial centres is two fold: firstly in creating a positive and flexible policy environment for retail and commercial centres which recognises the individual needs and potential of each centre and planning for their futures in a co-ordinated way and; secondly, taking other policy and development management decisions which do not undermine the importance of retail and commercial centres and the sustainable locations they offer for businesses and the community. In guiding development to the most appropriate location, local planning authorities, in their development plans, should develop a local hierarchy to classify their various retail and commercial centres, and apply appropriate policies to those centres based on their characteristics. This locally-driven approach to defining higher and lower order centres is seen as most appropriate as urban and rural areas will have different scales and characteristics which cannot be defined consistently at the national level...’

TAN 5: Nature Conservation and Planning (2009)

This TAN provides guidance on how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation.

TAN 12: Design (2016)

This TAN 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 deliver environmental sustainability, economic development and social inclusion at every scale throughout Wales.

Local Planning Policies

- The Merthyr Tydfil Replacement LDP 2016-2031

Policy SW4: Settlement Boundaries

Policy SW11: Sustainable Design and Placemaking

Policy SW13: Protecting and Improving Local Community Facilities

Policy EnW1: Nature Conservation and Ecosystem Resilience

Policy EnW4: Environmental Protection

Policy EcW3: Retail Hierarchy – Supporting Retail Provision

Policy EcW4: Retail Allocation

Policy EcW5: Town and Local Centre Development

Policy EcW6: Out of Town Retailing Areas

Supplementary Planning Guidance (SPG'S)

- SPG 3 – Shopfront Design (May 2013)
- SPG 4 – Sustainable Design (July 2013)
- SPG 5 – Nature and Development (May 2015)

PLANNING CONSIDERATIONS

The main issues to consider in the assessment of this application relate to whether the principle of the development is acceptable in this location and whether it would be an appropriate proposal in respect of its impact upon the character and appearance of the area, residential amenity, ecology, parking provision and highway safety.

Principle of Development

The application site lies within the settlement boundary – Other Growth Areas and as such, the proposal would therefore be in accordance with LDP Policy SW4, since new development in this location is acceptable in principle, provided it complies with other relevant LDP policies.

The proposed convenience store, A1 use class, is proposed outside Merthyr Tydfil Town Centre and Treharris Local Centre. LDP Policies EcW3 and EcW6 are therefore relevant considerations. Policy EcW3 states that *'...Merthyr Tydfil Town Centre is the favoured location for retail, leisure, and other complementary development, being situated at the head of a retail hierarchy and being followed by the local centres of Dowlais, Gurnos, Cefn Coed and Brecon Road/Morgantown, Troedyrhiw, Aberfan, Treharris and a new local centre forming part of the 'Hoover Strategic Regeneration Area'. Proposals for new and enhanced retail, leisure and other complementary provision in all these centres will be permitted where they improve the vitality and viability of the centre(s) concerned. Outside the above centres, proposals will be subject to an assessment of need and a strict application of the sequential test. Proposals will then only be permitted where they avoid causing harm to town/local centre vitality and viability...'*

Policy EcW6 states that *'...proposals for retail development on new sites or existing retail areas in out-of-town locations, including changes of use, extensions, the merger or subdivision of existing units or amendments to existing planning conditions relating to the sale of goods will only be permitted where:*

- It can be demonstrated that there is an additional need for the proposal which cannot be provided within an existing town or local retail centre, and;*
- The proposal would not either individually or cumulatively with other existing or consented developments have an unacceptable impact on the trade, turnover, vitality and viability of the town or local centres...'*

Supporting text for Policy EcW6, paragraph 6.7.53 goes on to state that *'...proposals for new retail development outside of the retail centres contained within the retail hierarchy will need to demonstrate that they have satisfied the tests of retail need and sequential test referred to in national planning policy. Developers will need to demonstrate that all potential town centre options have been thoroughly assessed using the sequential approach before edge and out-of-centre sites are considered for key town centre uses. This approach requires developers and retailers to be flexible and innovative about the*

format, design and scale of the proposed development and the amount of car parking provided, tailoring these to fit local circumstances...'

In order to address LDP Policies EcW3 and EcW6, a Planning Statement, which includes a sequential assessment, an assessment of need, and an assessment of retail impact, accompanied by a covering letter was submitted on the 4th December 2023 in support of the application. The information contained in this report has been considered below.

In terms of the assessment of need, the submitted information discusses that '*...there is a noticeable deficiency of services within convenient walking distance of the application site...*', that the proposal '*...would provide a much needed and welcomed new local service addressing the clear deficiency in top up and essential shopping provision within walking distance of this southern part of Treharris...*', and that '*...the proposed new store meets a clear and obvious deficiency in the immediate locality of the application site for top up shopping and will serve a very localised, walk-in catchment...*' However, as acknowledged in the Planning Statement and raised in the objections received, there is an established convenience store (West View Stores, Nant Gwyn, Trelewis), located approximately 210m from the application site to the northeast. Additionally, another convenience store (Family Shopper, Shingrig Road, Nelson) is located 850m to the south (albeit in an adjacent Local Authority area, Caerphilly). Indeed, the established local centre of Nelson is also located 1.2km to the south of the application site, in Caerphilly County Borough and contains, among other services, a Premier Store and a Co-op. Furthermore, a Premier Store/Post Office is located 1.1km to the north, in the historic, but unallocated, Trelewis High Street local centre. The nearest allocated Local Centre in Merthyr Tydfil County Borough is that of Treharris, which is located 1.1km to the northwest of the application site and contains, among other services, an independent convenience store, a Londis and a Co-op.

The application site is therefore located within a convenient walking distance (800m) of existing convenience stores and local centres. West View Stores is a smaller convenience store, however another relatively close convenience store, in the historic but unallocated Quakers Yard local centre, is Bridge Stores. A smaller convenience store (such as the existing West View Stores) would fulfill any obvious/immediate shortfall in resident needs, with other smaller stores and local centres being a longer walk or short cycle/bus/car journey (less than a mile) away and would therefore fulfil a wider requirement for resident needs.

Furthermore, the supporting text for Policy EcW4, paragraph 6.7.35 states that '*...the Merthyr Tydfil Retail and Commercial Leisure Study demonstrates a need, over the plan period of up to 6,281 sqm gross floorspace, comprising 409 sqm for convenience goods, 3,736 sqm for comparison goods and 2,136 sqm for food and beverage...*' It goes on to state, under paragraph 6.7.37 that '*...the quantitative assessment of the potential capacity for retail floorspace suggests that there is only limited scope (409 sqm gross) for new convenience goods development within MTCB up to 2031...*' (an allocation has been made within the Hoover Strategic Regeneration Area, as referred to in LDP Policy SW6, to meet the need identified). In qualitative terms, it states that '*...food store and convenience retail provision is strong across the County Borough with most of the national food stores represented...*' and concludes that '*...there are no obvious areas of qualitative deficiency in food provision. No further allocations for the development of new convenience retail are required...*'

It is therefore considered, as discussed above, that the areas within convenient walking distance of the application site (and proposed convenience store), are currently served by existing individual convenience stores and local centres. Thus, it is not considered that the need for the proposed development has been demonstrated and, as such, the proposed development would not accord with LDP Policies EcW3 and EcW6 of the LDP.

With regards to the sequential assessment, the submitted information has considered vacant units in the Treharris, Aberfan and Treodyrhiw local centres. It has followed a flexible approach in terms of the unit's size and found no suitable building. However, the assessment does not appear to consider the availability of edge-of-centre sites. As discussed in the supporting text to Policy EcW3, paragraph 6.7.31, *'...if a suitable site or building is not available for retail or other complementary commercial development within a centre, consideration should be given to edge of centre sites and if no such sites are suitable or available, only then should out of centre sites be considered...'* This is reiterated under paragraph 7.1 of TAN 4, *'...If no suitable sites are available in retail and commercial centres then edge-of-centre locations should be considered, with preference given to brownfield sites that are or will be well connected to the existing centre and accessible by a variety of means of transport, particularly walking, cycling and public transport...'*

Furthermore, as previously noted above, a number of well-established similar services (convenience stores) of varying size are already operating within the local centres considered, and in surrounding areas outside of the centres. Paragraph 6.7.40 discusses existing stock and advises that *'...the existing stock of premises should have a role in accommodating projected growth. Vacant shops within designated centres could accommodate the long-term retail and food/beverage floorspace projections. The re-occupation of vacant commercial units should be the priority in the town centre and local centres...'*

In terms of the retail impact of the proposal, it is noted that due to its location, at a busy junction and near a bus stop, it provides easy and convenient pedestrian/motorist links to the existing local centre and other convenience stores. Thus, it is considered that the provision of a convenience store at this location would have an unacceptable impact on the trade, turnover, vitality and viability of these nearby established services. As such, the proposal would be contrary to Policies EcW3 and EcW6 of the LDP.

Whilst the case law referred to in the Planning Statement has been considered, and whilst it is emphasised that every proposal should be assessed on its individual merits, this additional information would not be considered to warrant the approval of the application on this basis.

Character of the Area

The proposed development includes the erection of an extension to the rear of the property. The small scale addition would provide an added 6sqm to serve the proposed use. Given the difference in ground levels from the front to the rear of the garage, its height would meet that of the existing building. However, as a single storey structure, this would not amount to a dominant extension, which would appear unsightly or detract from the appearance of the building. Thus, provided it is finished in matching materials, it would be considered acceptable in this context.

The development also includes the replacement of the garage doors with full height windows to provide a shopfront to the proposed convenience store. This however would not be considered the best design solution. An alternative and more appropriate shopfront design within this context would likely include the blocking up of the garage door openings and providing two smaller windows and a pedestrian access door, which are proportionately sited on the elevation. This would appear as a more suitable, low key and a more balanced alteration, fitting to the site's surrounding traditional context. Indeed, the large, full height shop windows combined with the addition of new signage would result in a visually intrusive alteration that would appear at odds with the existing building and the character and appearance of the immediate area. As such, the proposed front alterations would be considered unacceptable and harmful to the character and appearance of the building and surrounding area. It would therefore not accord with LDP Policy SW11.

Residential Amenity

The proposed development has been considered in respect of its impact upon the amenities of nearby residents.

The proposed extension, given its siting and scale, away from residential properties, would not have any impact, by virtue of overbearing, loss of light or loss of privacy, upon the amenities of nearby occupiers.

In terms of the proposed use, generally, a convenience store, such as this, tends to be located within town or local centres or alternatively have historically existed in that location. In this instance, the convenience store would be located in a residential street and would seek to operate from 06:00 until 23:00. This would result in the operation of the store not only during daytime hours, but also in the evening and night, when residents are expected to be able to enjoy their homes without any significant noise or disturbance. Whilst it is noted that the Council's Environmental Health Section have not raised any concerns in respect of noise, the proposed late opening times, are very likely to give rise to noise and disturbances associated with the comings and goings of customers visiting the convenience store, i.e. parking outside the premises, opening and shutting car doors, talking between customers. These activities when carried out during unsociable hours, would be considered to have an adverse impact on the amenities of the nearby residential occupiers. As such, the proposal would not accord with LDP Policies SW11 and EnW4.

Although it is acknowledged that the building has been previously used as a blacksmith's workshop, and therefore has also operated as a business, it appears that this use itself has not been carried out in excess of 10 years, and instead, the building has been used for domestic storage purposes only, in association with 1 Shingrig House. Furthermore, it should also be noted that the use of the building as a blacksmith's workshop, whilst indeed a business, the nature of its use, by virtue of the products it would have provided, would be completely different to that of a convenience store. Certainly, whilst the operation of the former use has not been detailed, it is very likely, that as a blacksmith's workshop, it had very few employees, if any, and only very rarely had visiting customers, which are likely to have been made by appointment. Thus, unlike a convenience store, it would not have visits from customers on a daily basis, multiple time of the day, evening and night. Thus, whilst the history of the application site has been considered, this would not warrant the approval of the application on this basis.

Ecology

The Council's Ecologist was consulted on the application and requested that a Preliminary Roost Assessment (PRA) for bats and nesting birds of the structure (undertaken by a suitably qualified and experienced ecologist) be submitted in support of the application. The PRA was submitted on 28th November 2023. Following consideration of the report, the Council's Ecologist concluded that the building has moderate suitability for roosting bats and therefore 2 dusk emergence surveys were required to be submitted prior to the determination of the application. Furthermore, the Council's Ecologist has also referred to Chapter 6, Planning Policy Wales (edition 12) which requests that applications be supported by Green Infrastructure Statements (GIS). The comments of the Council's Ecologist were forwarded to the agent on the 8th December 2024. Whilst the agent initially agreed to prepare the relevant information in support of the application, the agent has recently confirmed that this information will now not be submitted. Thus, despite requesting the above information, it has not been provided. Without this information it is not possible to determine whether there would be any adverse impact, or the need for, and extent of, any mitigation. The proposal is therefore contrary to Policies EnW1 and EnW2 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

Furthermore, a GIS has not been provided and the applicant has therefore failed to demonstrate that there would be a net benefit to biodiversity and no enhancement for ecology has therefore been proposed.

Parking and Highway Safety

The proposed convenience store, as mentioned above, would replace a former blacksmiths's workshop, and would be served by 1 vehicular parking space to the front of the building.

The building is located at the junction of two main roads, B4254 and B4255, and accessed off a narrow residential street, leading from the B4254, which also provides access to nearby residential properties. Given the location of the building, the change of use to a convenience store is very likely to give rise to indiscriminate short-term parking within the residential street and in very close proximity to the main roads. This would have an adverse impact on highway safety and the free flow of traffic. Indeed, the residential street which provides on-street parking for residents, is already congested due to the lack of parking available in this area. As such, it can only accommodate 1 way traffic flow. Thus, permitting the use of the existing building as a convenience store would, by virtue of its visiting customers and delivery vans/lorries, significantly intensify the use of this street, exacerbate congestion in the area, and increase the need for reversing manoeuvres onto the main road.

Whilst the front parking area may accommodate a small or medium size van, this would restrict the pedestrian access into the building, and larger delivery lorries could not be accommodated within this area and would need to be made from the main roads. This would result in an obstruction and hazards within the main highway and would therefore, also be detrimental to highway safety and the free flow of traffic.

Thus, the provision of a convenience store at this location would have a significant and adverse impact upon highway and pedestrian safety and would therefore not accord with LDP Policy SW11.

Responses to Objections

The concerns raised in the objections have been addressed in the main body of the report.

CONCLUSION

The proposed development would represent a scheme that would be considered unacceptable in this location in principle. Furthermore, it would have an unacceptable impact upon the character and appearance of the area, detract from the amenities of nearby occupiers and adversely impact upon highway and pedestrian safety. As such, the proposal would not accord with the relevant LDP policies.

Finally, 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 REFUSED subject to the following **REASON(S)**:

1. The applicant has failed to demonstrate the need for the provision of a convenience store in this out of centre location, which would have an unacceptable impact on the trade, turnover, vitality and viability of nearby similar established services. As such, the proposal would not accord with Policies EcW3 and EcW6 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.
2. The proposed convenience store, by virtue of its inappropriate shopfront design comprising large full height windows with signage above, would represent a visually poor and disproportionate development, detrimental to the character and appearance of the existing building and surrounding street scene. The proposed development therefore fails to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.
3. The proposed convenience store, by virtue of its siting near residential properties and late operating times in the evening and night, would result in unacceptable noise and disturbance, to the detriment of the residential amenities of nearby occupiers. As such, the proposal would be contrary to Policies SW11 and EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.
4. The applicant has failed to provide sufficient ecological information to fully consider the potential impacts of the development on protected species, habitats and any other features of ecological interest. Insufficient information has also been submitted to demonstrate that a net benefit would be provided in respect of biodiversity. The proposed

development is therefore contrary to Policy EnW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan and Planning Policy Wales Edition 12.

5. The proposed convenience store, due to its siting in close proximity to a busy main highway junction and congested residential street, would result in indiscriminate short term parking by visiting customers and/or delivery drivers, to the detriment of highway and pedestrian safety and the free flow of traffic. The proposed development is therefore contrary to Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 06.09.2024