

Our Ref: 298CRP100926

10 September 2026

David Cross
Merthyr Tydfil County Borough Council
Planning Department
Unit 5 Triangle Business Park
Pentrebach
Merthyr Tydfil
CF48 4TQ

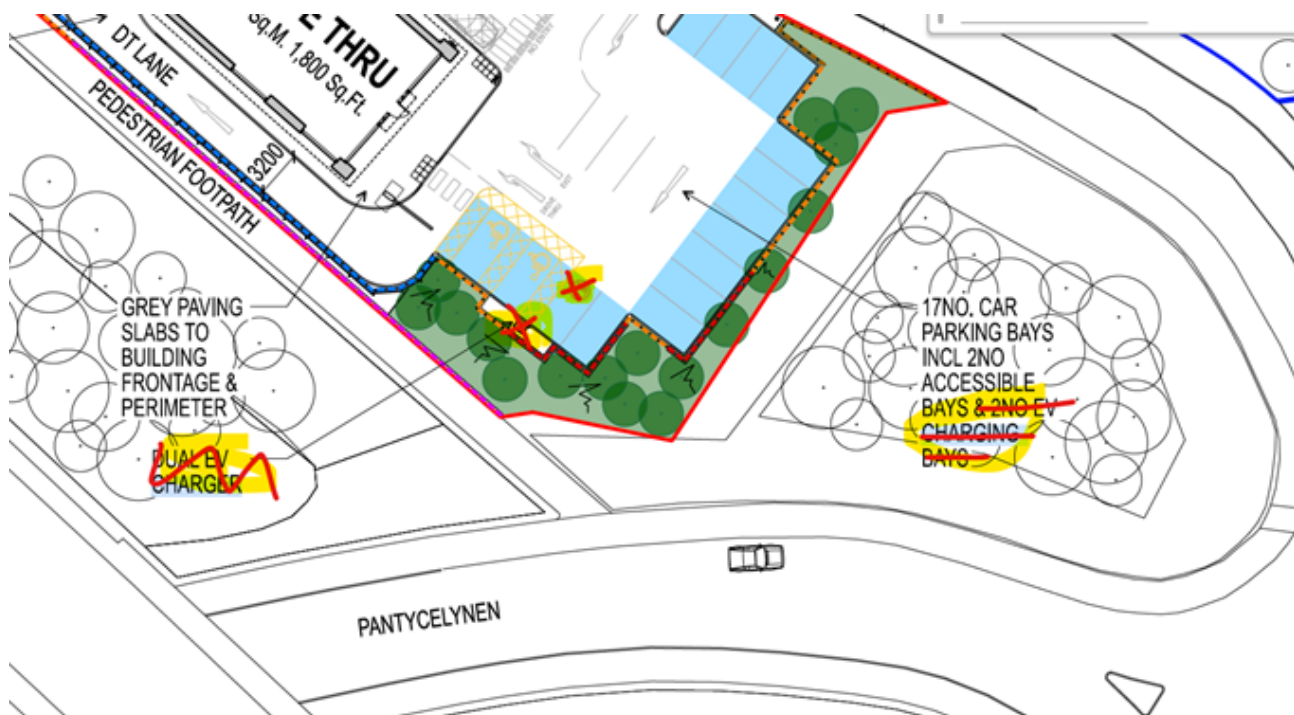
PP-15216171

Dear Mr Cross,

BL Merthyr Limited
Erection of Coffee Shop with drive thru facility
Proposed Non Material Amendment to P/24/0200 – EV Charging Spaces

On behalf of BL Merthyr Limited we are seeking approval for a non material amendment to the approved Proposed Site Plan drawing 11428-DT-PL-L02 to delete reference to EV charging facilities annotated on that drawing.

The proposed amendments are indicated on the plan extract below.



There is insufficient space to provide rapid/fast charging facilities that would be required for a workable EVC proposition for a specialist provider on this site.

The provision of slow chargers by the occupier is impractical as this type of charger would not be used given the short stay duration of visits to this site being incompatible with the speed of charging that slow chargers would provide. The outcome of providing slow chargers and dedicating 2 spaces to EV parking is that these spaces would not be used which would be an inefficient waste of space within the development.

Furthermore, EV charging spaces within this site are not required because effective EV charging facilities to serve Cyfarthfa Retail Park customers, including customers at the subject development, consisting of ten rapid EV charging stations, are currently being implemented in the main car park under planning permission P/26/0042, which will become operational in October 2026.

As shown on submitted revised Proposed Site Plan drawing 11428-DT-PL-L02 Rev A, the two spaces previously annotated as EV Charging spaces will revert to being 1 disabled bay and 1 standard parking bay.

It is noted that there are no conditions attached to planning permission P/24/0200 that required the dual EV charger annotated on the approved drawing to be implemented.

The proposed NMA is submitted to clarify that no EV charging facilities will be provided and the relevant spaces will be utilised as 1 disabled bay and 1 standard parking bay as shown on drawing 11428-DT-PL-L02 Rev A.

Please contact Colin Burnett at this office if you have any queries or require further information.

Yours sincerely

Burnett Planning & Development Limited

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