

PLANNING STATEMENT TO SUPPORT PLANNING APPLICATION
FOR CHANGE OF USE OF FORMER DAY NURSERY TO OFFICE AND
STORAGE RAISING OF ROOF LEVEL AND REAR FIRST STOREY
EXTENSION

AT

BREWERY ROAD

DOWLAIS

MERTHYR TYDFIL

CF48 3BU

Planning Statement

Introduction

This planning statement has been prepared in support of a planning application, submitted on behalf of Mr R. Hadley in relation to the following proposal:

'Change of use of former day nursery to offices and storage, raising of the roof level and rear first storey extension

This statement outlines the context within which the application is made and provides reasoned justification in support of the proposed development.

Application Site and Context

The application site is located at Brewery Road, Dowlais, Merthyr Tydfil and consists of what was a public house known as the Brewers Arms and then more recently a day nursery. This closed some 8-10 years ago and up until the current owner purchased the building was used as a builder's store by a local builder. The premises is now vacant, and its interior has been stripped of all internal features, fittings and services and is little more than a shell.

The site is accessed by a public highway off Gellifaelog Road that only serves the premises and has a turning area sufficient for all vehicles. There is an existing provision for at 5 carparking spaces that were used when the day nursery was open. It is intended to retain these spaces.

The site is bounded by a primary school to the east a Council run recycling area to the South, a public highway to the east and a vacant open area to the North under which runs the Morlais brook. Within a mile to the North the junction to the A465 can be found and the Pant Industrial Estate.

The premise has been purchased by EFS Systems (UK) Ltd who are a local Electrical and renewable installation company and have found that their current premises is unsuitable for the business as it has grown in the last few years. It is proposed that the building will act as the principal offices and will employ 4 office staff. The building will not be open to the public as the work undertaken is commercial.

Any deliveries to the premises will be kept to a minimum and in medium to small vehicles as most materials are delivered straight to site for economical and efficiency purposes. Therefore, there should be limited vehicle movements during the day. The opening times of the business will be 8am to 5pm Monday to Friday, closed weekends, and bank holidays.

The premises are currently vacant and apart from being used as an ad hoc builder's store have not had a meaningful use for the last 8-10 years when it closed as a day nursery. The proposal is to convert the building into the main offices of a thriving local electrical and renewable business that employs local people and has been established in the area for many years. The conversion would allow the company to maintain its local identity and to continue contributing to the local economy for many years to come.

The application site lies inside the settlement limits defined in the Merthyr Tydfil Local Development Plan (LDP).