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Date: 25th March 2022



Planning Department
Merthyr Tydfil County Borough Council
Civic Centre
Castle Street
Merthyr Tydfil
CF47 8AN

Submitted via Planning Portal (PP-11147363)

Dear Sir / Madam,

Town and Country Planning Act 1990 (as amended)
External alterations to existing retail units including erection of sprinkler tank associated works
Units C2 & C3, Pentrebach Retail Park, Pentrebach Road, Merthyr Tydfil CF48 4TQ
Application submitted on behalf of TJ Morris Limited

We are instructed by our client, TJ Morris Limited ('TJM') ('the Applicant'), to submit a planning application seeking permission to make external alterations to the existing retail units and to erect a sprinkler tank at Units C2 & C3, Pentrebach Retail Park, Pentrebach Road, Merthyr Tydfil, CF48 4TQ ('the Site').

Specifically, consent is sought for the following development:

"External alterations to existing retail units including erection of sprinkler tank associated works."

The application has been submitted under Planning Portal (PP-11147363), and includes the following information in line with the Council's validation requirements:

- **Requisite planning application forms, duly completed;**
- **Certificate B and Agricultural Holdings Certificate;**
- **Site Location Plan (drawing ref. A314);**
- **The following proposed drawings:**

Drawing Title	Drawing Reference	Scale
Existing Site Plan	A314 Rev A	1:500 @ A3
Existing and Proposed Elevations	A314 112	1:100 @ A0
Proposed Site Plan	A314	1:500 @ A3

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Drawing Title	Drawing Reference	Scale
Sprinkler System Water Supplies	A1.PH.C.14227.01 P1	1:25 @ A1
Builders Work Associated with Sprinkler Pumped Water Supplies	A1.PH.C.14227.02 P1	1:25 @ A1

An online payment of £460 has been made online to the Planning Portal on the day of submission to cover the requisite planning application.

1 Introduction

The Application Site comprises an established retail park that complements the retail offer in the surrounding area, offering customers a wide choice of products. The principle of retail floorspace in this location is therefore well established. This includes representation from a range of large format retail units, including by Halfords, Sports Direct and Iceland.

Home Bargains ('HB') is the trading name of TJM who currently operate from Unit C2, however the unit is undersized for HB's requirement. Ruggers currently occupy Unit C3 and are at lease expiry. The enclosed proposal therefore seeks to enable TJM to assume Unit C3 as an expansion of the existing store into a fully refurbished and amalgamated retail unit for Home Bargains.

Whilst the amalgamation of Units C2 and C3 does not require planning permission, HB require a number of minor external alterations to meet their operational requirements. This includes the erection of a sprinkler tank within the existing service yard.

The application is advanced on this basis.

2 Site Context

Pentrebach Retail Park contains approximately 7,161 square metres of floorspace at ground floor, containing 7no. units. The retail park is located c. 2 kilometres south of Merthyr Tydfil town centre in Pentrebach. Access to the retail park is via the A4060 and is bound to the west by Merthyr Road. The surrounding area is predominantly residential and commercial, notably with the Hoover factory immediately to the rear and Merthyr Tydfil industrial park to the south.

The Application Site does not lie within a Flood Zone, as shown in the National Flood Mapping Database. For the avoidance of doubt, there are no Tree Preservation Orders on the Site, nor is it located within a Conservation Area.

3 Proposed Development

Planning permission is sought for the following:

"External alterations to existing retail units including erection of sprinkler tank associated works."



The proposed external alterations are summarised as follows:-

- Installation of a sprinkler tank, pump house and associated perimeter fencing to the south of Unit C3;
- 2no. replacement shopfronts on front elevation;
- Installation of trolley corral;
- Infilling of 1no. double service door and 1no. new fire escape door; and
- Installation of 2no. plant zones.

The proposed external alterations and design, scale and layout of the proposed sprinkler are detailed within the enclosed planning drawings.

4 Planning Policy Framework

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. In this instance, the development plan comprises the Adopted Merthyr Tydfil Replacement Local Development Plan 2016 – 2031 (adopted January 2020); associated Policy Map; and the Merthyr Shopfront Design SPG Note No. 3.

Material considerations include Planning Policy Wales (Edition 10, December 2018) and Technical Advice Note 12: Design (TAN 12).

Development Plan

Replacement Local Development Plan (January 2020)

Pentrebach Retail Park is not allocated for any specific use, although it is acknowledged to fall outside of a defined centre.

Policy SW11 (Sustainable Design and Placemaking) is of relevance to this application, stating that development must contribute to the creation of attractive and sustainable places through high-quality, sustainable and inclusive design.

As part of this SW11 seeks to ensure development provides relevant utility services and infrastructure without causing unacceptable environmental impact.

Material Considerations

Planning Policy Wales (Edition 10, December 2018)

Planning Policy Wales ('PPW') is the Welsh Government's policy document that sets out the policy framework for sustainable land use. The document supports all strategies published by the Assembly and is supplemented by various Technical Advice Notes (TANs).

Technical Advice Note 12: Design (TAN 12) (March 2016)

Paragraph 4.11.4 relates to inclusive design and states:



“Good design is also inclusive design. The principles of inclusive design are that it places people at the heart of the design process, acknowledges diversity and difference, offers choice where a single design solution cannot accommodate all users, provides for flexibility in use, and provides buildings and environments that are convenient and enjoyable to use for everyone (see Section 3.4).”

Paragraph 4.11.9 goes on to state that:

“the visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations. Local planning authorities should reject poor building and contextual designs. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions.”

An assessment of the proposals against the above policy framework is provided in the following section.

5 Planning Justification

This application seeks permission for the external changes to Units C2 & C3. The refurbishment works are required to modernise the units to facilitate expansion of the existing Home Bargains unit. The proposed external alterations are modest in nature and will ensure that this retail space can remain in beneficial use, ensuring that land continues to be used both appropriately and efficiently.

The proposed replacement shopfronts will inject a new lease of life into this section of Pentrebach Retail Park, delivering high-quality façades in line with HB's operational and design requirements. Refurbishment of the front elevation of the building will create a visually attractive unit which will raise the design standards across the Retail Park, as well as the surrounding area whilst being entirely fitting with the scale, context, and character of Merthyr.

The Site comprises a well-established retail destination with the appearance and character of the area one which is very commercially focused. The wider area is also one which lacks sensitive uses in close proximity and therefore no negative impact from both an aural and visual amenity perspective arise as a result of the proposals. These proposals go to the heart of the requirements outlined in Policy SW11 and guidance within TAN 12 at national level.

The erection of a sprinkler tank and associated pump house to the southern elevation of Unit C3 will provide the necessary utility and safety mitigation required for the newly refurbished unit. Policy SW11 supports the delivery of utility services where it does not cause environmental impacts. The proposal is modest and therefore not considered to cause any adverse impact on the local environment. The specific design and cross-sectional detail of the sprinkler tank is clearly indicated on the enclosed technical drawings (ref. A1.PH.C.14227.01 P1 & A1.PH.C.14227.02 P1).

The proposed external alterations have been designed to be in keeping with the surrounding uses, which is a predominantly commercial and retail area. As it has been demonstrated, the proposals are considered wholly in accordance with planning policy and both local and national level.



6 Conclusion

We have been instructed by TJ Morris Limited to submit the enclosed application to refurbish Units C2 & C3, Pentrebach Retail Park, Merthyr Tydfil. The proposals represent a refurbished and enhanced store delivered through external changes to facilitate Home Bargains' occupation of the larger unit. Given that the site is an existing retail destination, and the surrounding uses are predominately commercial, it is not considered that the alterations to the design will have an adverse impact on the surrounding area.

Overall, the proposals comprise sustainable economic development, the principle of which is supported by national and local planning policy. It has been demonstrated that the proposal accords with relevant planning policy and planning permission should be granted without delay.

We trust the enclosed is sufficient for you to register and validate this planning application. If you require additional information or clarity on any point, then please do not hesitate to contact us.

Yours faithfully,

Tim Rainbird
Board Director

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