
Title:	Design and Access Statement
Document Reference:	11145 DAS
Proposed Development:	Change of Use to Renewable Energy Facility, Construction of Flue and Ancillary Works
Prepared By:	Technia Environment and Planning Limited
Client:	Merthyr Biomass Ltd
Site:	Plot 5, Pengarnddu Industrial Estate, Dowlais, Merthyr Tydfil, CF48 2TA
Date:	8th July 2026

	Design and Access Statement	1.0
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Document Revision

Version	Date	Author	Checked / App'd	Revision
DRAFT	10/06/26	CGM	SCW	FOR APPROVAL
1.0	01/07/26	SB	NB	ISSUED FOR SUBMISSION

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Every skill and care has been taken in completing this work within the terms of the contract commissioning our services and taking into account the resources assigned to the commission in agreement with the client. Similarly, every skill and care has been taken to ensure the accuracy of the information within this report. No liability or responsibility of any kind to the client or 3rd parties can be accepted by Technia Environment and Planning Limited for any matters outside of the stated scope. The opinions and interpretations presented in this document represent our reasonable interpretation of the data made available to us. Drawings and descriptions within this document are not intended to represent detailed design unless otherwise stated and should not be used for construction.

	Design and Access Statement	1.0
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TABLE OF CONTENTS

1	INTRODUCTION.....	1
1.1	Background and Context	1
1.2	The Development	1
1.3	Purpose of This Document.....	1
1.4	Planning Application Documentation.....	1
2	THE SITE AND ITS CONTEXT	2
2.1	Site Location and Description	2
2.2	Existing Use	2
2.3	Proposed Use.....	2
2.4	Surrounding Land Uses	2
2.5	Planning Policy and Guidance.....	2
3	THE PROPOSAL.....	3
3.1	Overview of the Proposal	3
3.2	Character	3
3.2.1	Placemaking.....	3
3.2.2	Amount, Density and Scale	3
3.3	Design	3
3.3.1	Boundary Treatments	4
3.4	Access	4
3.4.1	Public Access and Community Safety	4
3.4.2	Vehicular Access	4
3.4.3	Building Access.....	4
3.5	Employment.....	4
3.6	Movement	4
3.6.1	Public Transport.....	4
3.6.2	Cycling and Walking.....	5
3.6.3	Parking	5
3.6.4	Transport Movements	5
3.7	Drainage.....	5
3.7.1	Foul Water	5
3.7.2	Roof Water.....	5
3.8	Biodiversity and Landscaping	6
3.9	Sustainable Materials	6
3.10	Air Quality	6

	Design and Access Statement	1.0
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4 CONCLUSIONS.....7

DRAWINGS

	Design and Access Statement	1.0
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1 INTRODUCTION

1.1 Background and Context

101 This Design and Access Statement accompanies an application submitted by Technia Environment and Planning Limited on behalf of Merthyr Biomass Ltd (the Applicant) to permit development at Plot 5, Pengarnddu Industrial Estate, Dowlais, Merthyr Tydfil, CF48 2TA.

1.2 The Development

102 The Applicant seeks planning consent for:

“Change of Use to Renewable Energy Facility, Construction of Flue and Ancillary Works.”

103 The proposed development site is situated within an existing Waste Transfer Station (WTS)/Recycling Facility.

104 The purpose of the development will be to produce renewable heat for adjacent buildings/businesses and to dry biofuel.

105 Drawing 11145 - 000 - C shows the layout of the proposed development.

1.3 Purpose of This Document

106 This Design and Access Statement (DAS) has been prepared in accordance with Technical Advice Note 12 (TAN 12) - Design (2014). The level of detail in a Design and Access Statement is considered to be proportionate to the complexity of the application.

107 As required by the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended), as a minimum, the DAS must explain:

- The design principles and concepts that have been applied to the development; and
- How issues relating to access to the development have been dealt with.

108 Access in this context relates specifically to ease of access for all. An assessment of the site and its surrounding area has been undertaken to demonstrate its suitability for the development and to establish the general principles particularly regarding siting, access and landscaping.

1.4 Planning Application Documentation

109 In addition to this document, the planning application is supported by a suite of documents which include:

- Planning application forms;
- Planning application drawings;
- Air Quality Assessment; and
- Green Infrastructure Statement.

110 This document should be read in conjunction with the associated submitted material to gain a full understanding of the proposed development. Together these documents provide comprehensive details of the proposals and their potential impacts. They demonstrate the diligent approach taken by the Applicant in their approach to delivering a safe, sustainable, efficient site for leisure usage that contributes positively to the local economy.

	Design and Access Statement	1.0
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2 THE SITE AND ITS CONTEXT

2.1 Site Location and Description

201 The application site is located at Plot 5, Pengarnddu Industrial Estate, within an existing Waste Transfer Station (WTS)/Recycling Facility.

202 The site comprises an existing portal frame building located at the north western extent of the WTS, occupying an area of 390.06m².

203 The site is located approximately 850m to the north east of Dowlais Top and 1km to the east of Pant. The location of the site is shown on drawing 11145 – 000 - A and 11145 – 000 - B. For identification purposes the site is approximately centred at Ordnance Survey grid reference SO 07915 08959.

2.2 Existing Use

204 The building has an extant consent (planning ref. P/17/0284) for the storage of waste, plant and equipment. The wider site operates as a waste transfer station.

2.3 Proposed Use

205 The proposed development seeks a change of use of the building to a renewable energy facility that will generate heat for drying and space heating.

206 Drawing 11145 - 000 - C shows the layout of the proposed development.

2.4 Surrounding Land Uses

207 The surrounding area is characterised by waste management facilities and a variety of other industrial and commercial developments.

208 Views into the site are limited, with a combination of topography to the north, existing buildings to the west, buildings and a grassed bund to the east, and buildings and a grassed bund to the south, providing extensive screening.

2.5 Planning Policy and Guidance

209 Relevant planning policy and guidance that influence the design includes:

- Planning Policy Wales, Edition 12 (February 2024);
- Technical Advice Note 12: Design (TAN12);
- Merthyr Tydfil County Borough Council First Replacement Local Development Plan 2016-2031; and
- Merthyr Tydfil County Borough Council Supplementary Planning Guidance.

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3 THE PROPOSAL

3.1 Overview of the Proposal

301 The proposed development comprises a change of use of a storage building to facilitate a small-scale renewable energy facility.

302 Drawing 11145 - 000 - C shows the layout of the proposed development.

303 The development comprises:

- The installation of a biomass boiler and adjacent drying area; and
- The construction of an external flue.

304 The biomass boiler will be of a conventional and proven design, with a thermal capacity of around 999kW. The boiler will be fully compliant with the Clean Air Act and as such, emissions would be tightly controlled.

305 The biomass boiler will operate using clean biomass fuel. The fuel will comprise of 2940 tonnes per annum of sustainably sourced biomass, consisting of virgin timber woodchip, forestry residue and/or bio-crops and other wood-derived biomass supplied by companies approved on the government-backed Biomass Suppliers List (BSL)¹.

306 Treated, mixed or hazardous waste wood will not be used as fuel.

3.2 Character

3.2.1 Placemaking

307 The site is located within the boundaries of an existing WTS/Recycling Facility, comprising office buildings, industrial buildings, a weighbridge and weighbridge office, storage yards and associated infrastructure.

308 The area directly surrounding the site is occupied by a combination of waste management sites, industrial and commercial units, and renewable energy developments.

3.2.2 Amount, Density and Scale

309 The proposed biomass boiler installation and associated infrastructure is proposed to be located within an existing building.

310 A flue is to be installed and will extend to a maximum height of 1m above the ridge of the existing roof. This is the minimum height required for the effective dispersion of flue gasses.

311 The development represents a small-scale renewable energy generation facility located within an existing industrial building. No changes to the external dimensions or materials of the building are proposed. The addition of a small flue will have negligible visual impact.

3.3 Design

312 The site layout has been developed considering the following:

- Vehicular access and manoeuvrability;
- Achieving a safe and efficient operational layout for the adjacent facility; and
- To minimise impacts on adjacent land uses in terms of visual appearance, lighting, etc.

313 Drawing 11145 – 000 – D shows the site layout. Drawing 11145 - 001 – A and 11145 – 001 - B presents the existing and proposed elevations, floor and roof plans.

¹ [Biomass Suppliers List](#)

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314 The boiler will be positioned within the northern extent of the existing building, utilising existing internal space and providing a logical and safe layout for users and operations of the facility.

315 Biomass fuel will be loaded into a feed hopper located at the north eastern extent of the building using a loading shovel. From here, fuel will be conveyed to the boiler using an auger feed system. Small quantities of ash (<1% of the input mass) will be conveyed from the boiler into adjacent metal containers awaiting collection for recycling at suitably licensed waste management facilities.

316 Boiler exhaust gases will be vented to the atmosphere via a galvanised steel flue, 300mm in diameter, extending through the roof to a height of 1m above the ridge line (10m above FFL).

3.3.1 Boundary Treatments

317 No changes to the existing boundary treatments are proposed. The existing security fencing surrounding the wider site will be retained in its current form.

3.4 Access

3.4.1 Public Access and Community Safety

318 There is no general access to the facility for the public. Only authorised personnel and contractors will require access.

3.4.2 Vehicular Access

319 The site is accessed from the A465 Heads of the Valleys Road via an unnamed access road to Pengarnddu Industrial Estate. This road serves the wider industrial estate, accommodating heavy good vehicles and articulated lorries on a regular basis.

320 Within the site, vehicle movements operate on a one-way system. Vehicles enter the site via the south-western access, and exit via the south-eastern egress, as displayed in drawing 11145 – 000 – C.

321 No alterations to the site access are required or proposed.

3.4.3 Building Access

322 There are no proposed changes to the existing building access.

323 HGVs will not enter the building. Material handling equipment will transfer fuel into the building from the external loading area via a roller shutter door in the southern elevation.

324 Staff and contractors will enter the building through the existing personnel doors also situated on the southern elevation.

3.5 Employment

325 The development will not create any additional jobs. The facility will be operated using existing staff.

3.6 Movement

326 The site is accessible by public transport a short distance from the site, by cycle or private vehicle.

3.6.1 Public Transport

327 The nearest bus stops to the proposed development site are located at Asda Dowlais Top approximately 800m walking distance to the west of the site. These stops are served by the numbers 1, 2 and 3 bus services which connect the locality with Bargoed and Merthyr Tydfil.

328 The nearest train station to the site is located in Merthyr Tydfil, which is approximately 4.8km walking distance to the south west of the application site. This station provides direct access to Cardiff and beyond.

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3.6.2 Cycling and Walking

- 329 There is a designated walking and cycle route to the south of the Pengarnddu Industrial Estate that links with nearby settlements.
- 330 Under planning ref. P/24/0232, approved for an extension to the south of the proposed building, included wide-ranging active travel provisions. This includes cycle storage, including the installation of two Sheffield cycle stands (or similar) to accommodate up to four bicycles for members of staff at the existing facility.
- 331 With no additional job creation resulting from this development, these measures, once implemented, will provide adequate provision for cycling and walking for both this development and the building extension to which they relate.
- 332 A proposed walking and cycling route is indicated on DataMap Wales Active Travel. This route would follow on from the existing walking and cycle route located south of Pengarnddu Industrial estate connecting further north towards the site (DW205). At current, it is not known when this route will be implemented.

3.6.3 Parking

- 333 An existing parking area for staff and visitor cars is located to the south of the site within the wider WTS/Recycling Facility.
- 334 With parking provision already accounted for within the existing allocation, no additional parking is proposed as a result of the development.
- 335 Under Planning Ref. P/24/0232, improvements to the existing parking arrangements and the provision of additional parking spaces have been proposed and approved. This includes a total of 18 parking spaces, including 1 disabled space, designed in accordance with the Welsh Parking Standards (2008). With no additional job creation resulting from this development, these measures, once implemented, will provide adequate parking provision for both this development and the building extension to which they relate.

3.6.4 Transport Movements

- 336 The proposed development will require approximately 2940 tonnes per annum of biofuel. This will be delivered by walking floor HGVs carrying around 20 tonnes of fuel per load. This equates to 147 loads per annum (5.65 movements per week). Based on fuel deliveries taking place on weekdays between the hours of 08:00 hrs and 18:00 hrs, this equates to 0.11 movements per hour, or one movement every 8.85 hours.
- 337 The additional movements associated with the development will have a negligible impact on the surrounding highway network.

3.7 Drainage

3.7.1 Foul Water

- 338 Staff welfare facilities are available within the existing WTS/Recycling Facility buildings to the south of the site. No foul water or trade effluent will be produced by the proposed development and new, or additional connections to the foul sewer network, are not required.

3.7.2 Roof Water

- 339 Roof water will be discharged via the roof and gutters into the existing drainage system. No changes to the existing drainage system are required.

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3.8 Biodiversity and Landscaping

- 340 The proposed development is located within an existing building with the wider site surfaced in concrete and hardstand. No alterations are proposed that would have an unacceptable impact on biodiversity or the local environment.
- 341 Given the scale of the development, its location within an established industrial estate, and the extensive existing screening from nearby viewpoints, no additional landscaping is required.
- 342 Opportunities to enhance habitats on site are discussed in the accompanying Green Infrastructure Statement (document 11145 GIS).

3.9 Sustainable Materials

- 343 Opportunities to use sustainable materials will be explored and implemented where feasible to do so.

3.10 Air Quality

- 344 An Air Quality Assessment accompanies this planning application (document 11145 Air Quality Assessment)
- 345 The assessment considers the potential impacts arising from the installation and operation of the proposed biomass boiler. The assessment demonstrates that, at all residential receptors and locations where relevant air quality objectives apply, no exceedances are predicted as a result of the boiler's operation.
- 346 Furthermore, the assessment identifies that the proposed development is not expected to cause a significant deterioration in local air quality and no additional mitigation measures are considered necessary.
- 347 The assessment concludes that the proposed development would not give rise to significant air quality impacts. Accordingly, the development is not considered to conflict with national, regional, or local planning policies and guidance relating to air quality.

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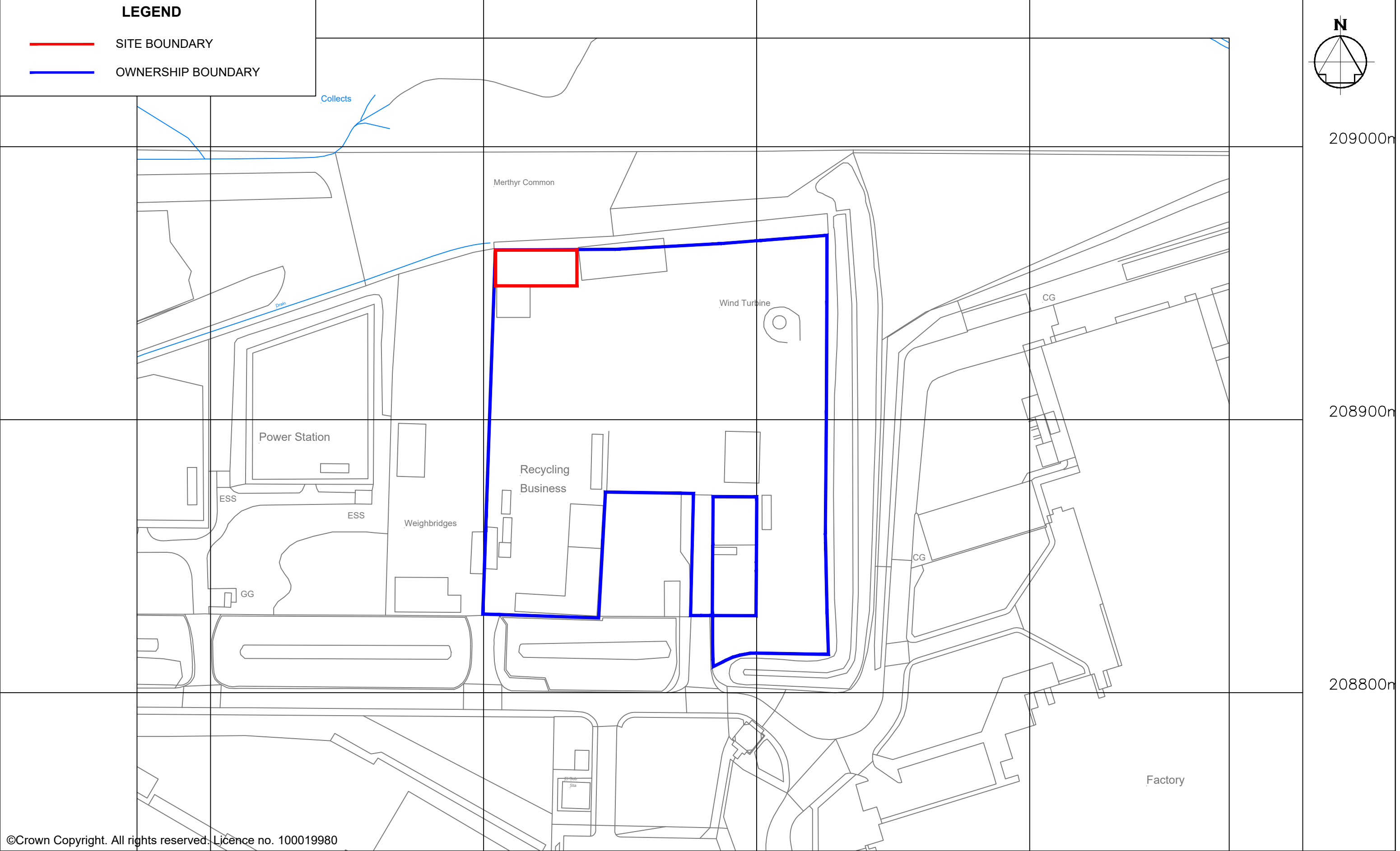
4 CONCLUSIONS

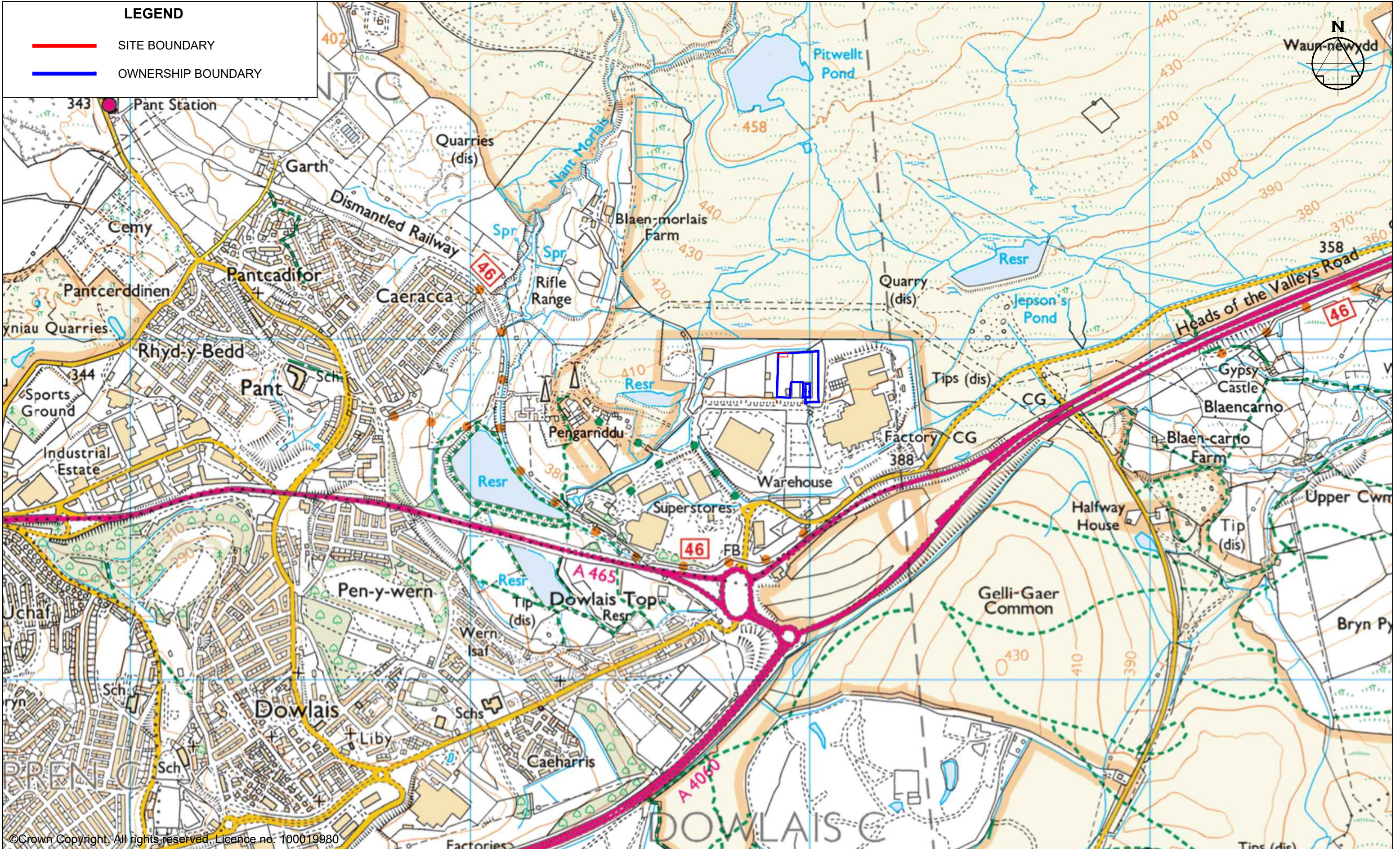
- 401 This Design and Access Statement has been prepared on behalf of Merthyr Biomass Ltd and in accordance with TAN12: Design (2016).
- 402 The development would be located on an existing Waste Transfer Station/Recycling Building within an existing Industrial Estate.
- 403 The proposal comprises the change the use of an existing building to a renewable energy facility. The only external changes to the building will be the construction of a flue that will protrude through the roof of the building to a height of 10m above ground level (1m above the ridge of the building).
- 404 It is considered that this report demonstrates that the proposed development has suitably addressed the key material considerations for this site with respect to design and access.

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DRAWINGS

- 11145 – 000 – A Location Plan
- 11145 – 000 – B Site and Surrounding Area Plan
- 11145 – 000 – C Site Plan
- 11145 – 000 – D Ecological Enhancement Plan
- 11145 – 001 – A Existing Elevations, Roof and Floor Plans
- 11145 – 001 – B Proposed Elevations, Roof and Floor Plans





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AMENDMENTS	REV	DETAILS	DATE	MADE BY	CHKD BY
	REF				



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MERTHYR BIOMASS LTD			Drawn	SCW	Scale
			Ch'kd	NB	1:10,000
SITE AND SURROUNDING AREA			Appr'd	NB	@A3
			Date	01/07/26	
Job No.	MBRC	Drg No.	11145 - 000 - B		



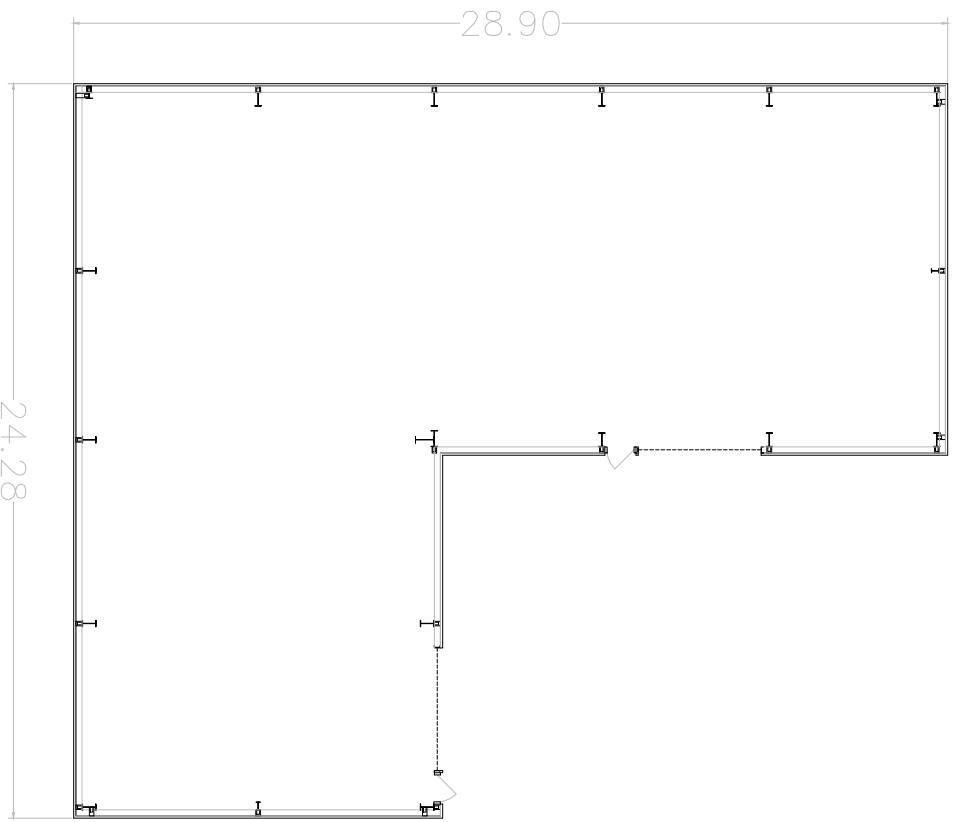
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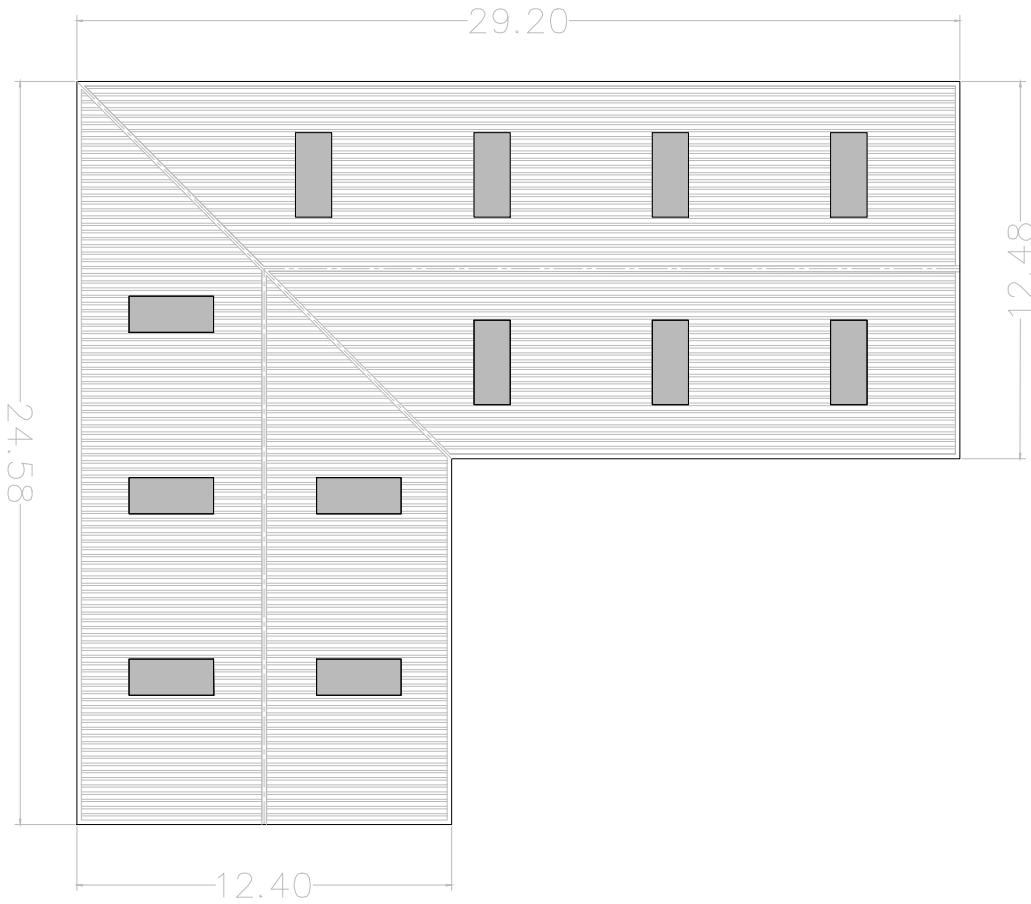


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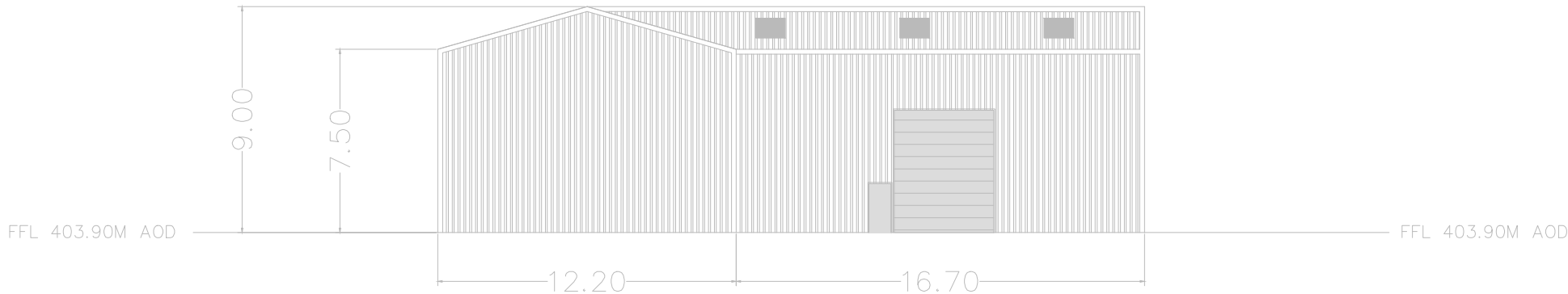
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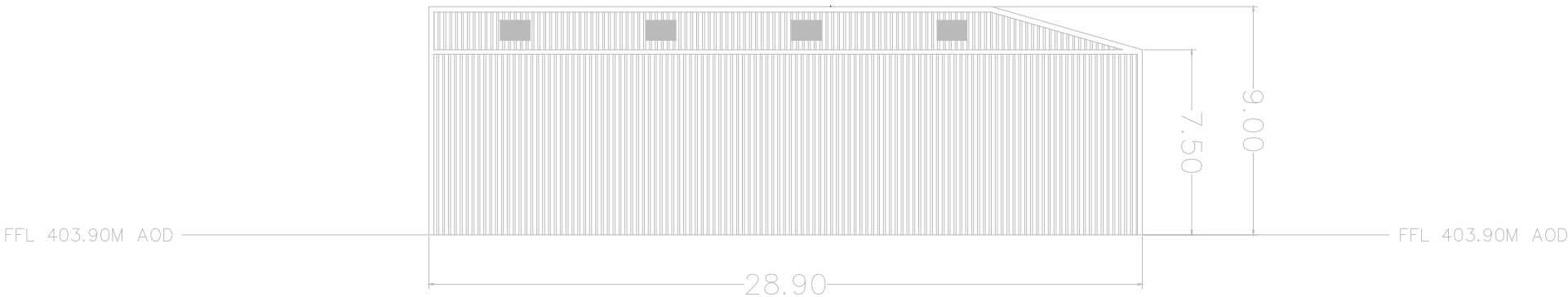
FLOOR PLAN



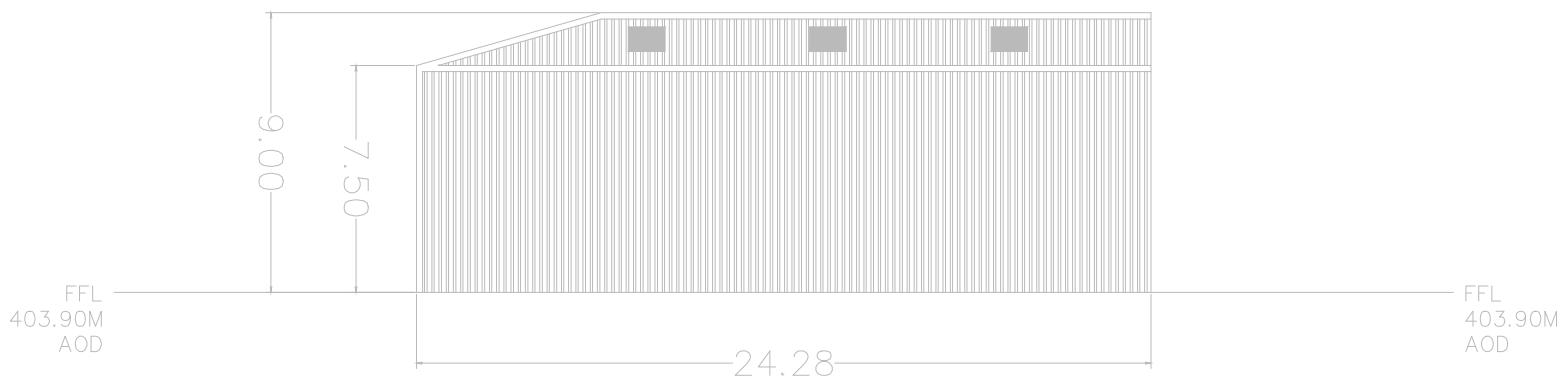
ROOF PLAN



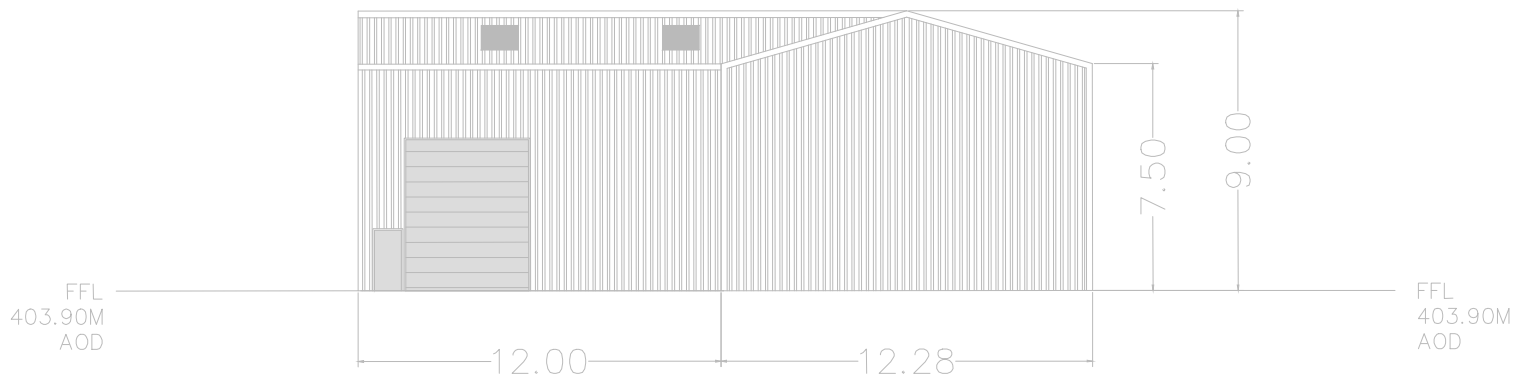
SOUTH



NORTH



WEST



EAST

AMENDMENTS				
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CONSTRUCTION MATERIALS

FLUE
GALVANISED STEEL

Drawn:



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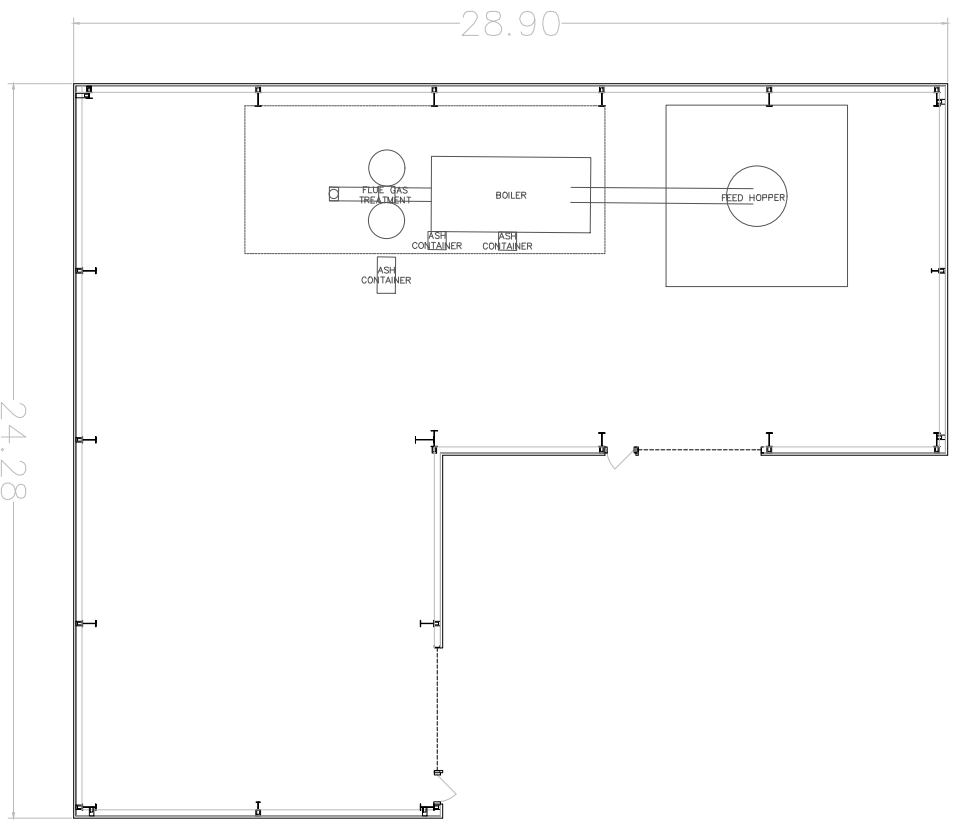
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MERTHYR BIOMASS LTD

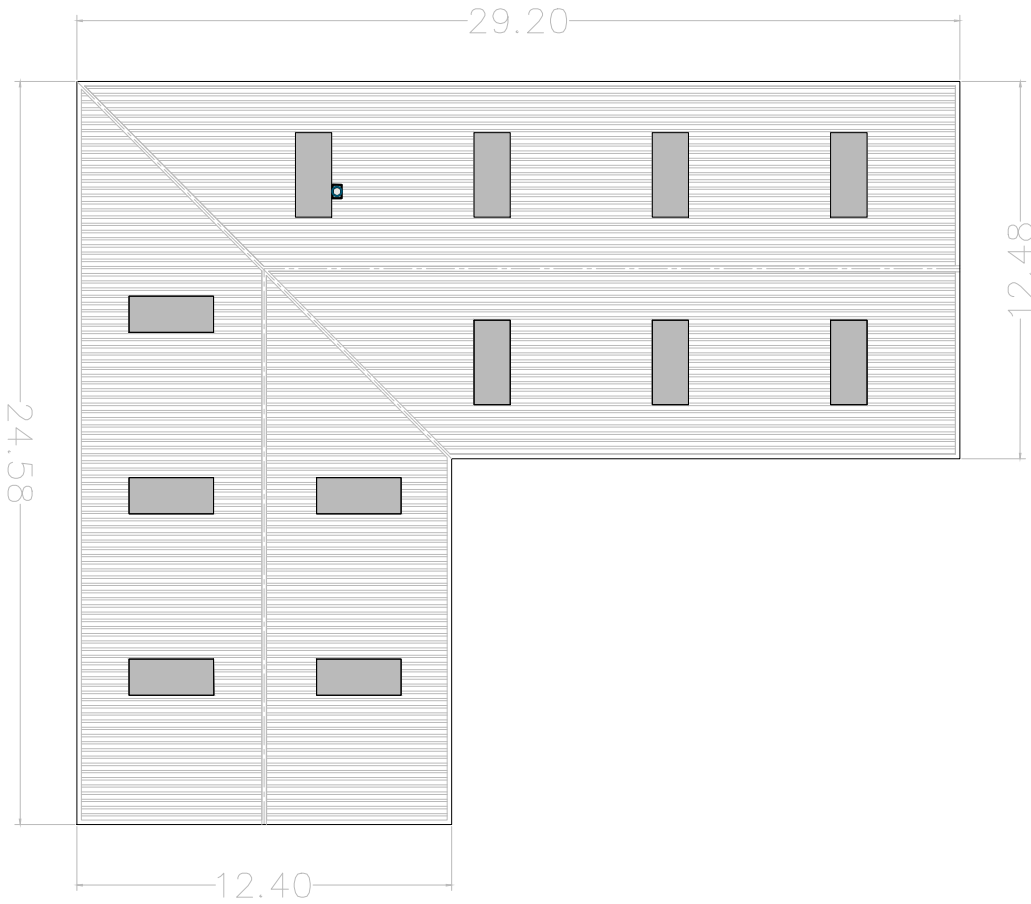
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EXISTING ELEVATIONS, FLOOR PLAN
AND ROOF PLAN

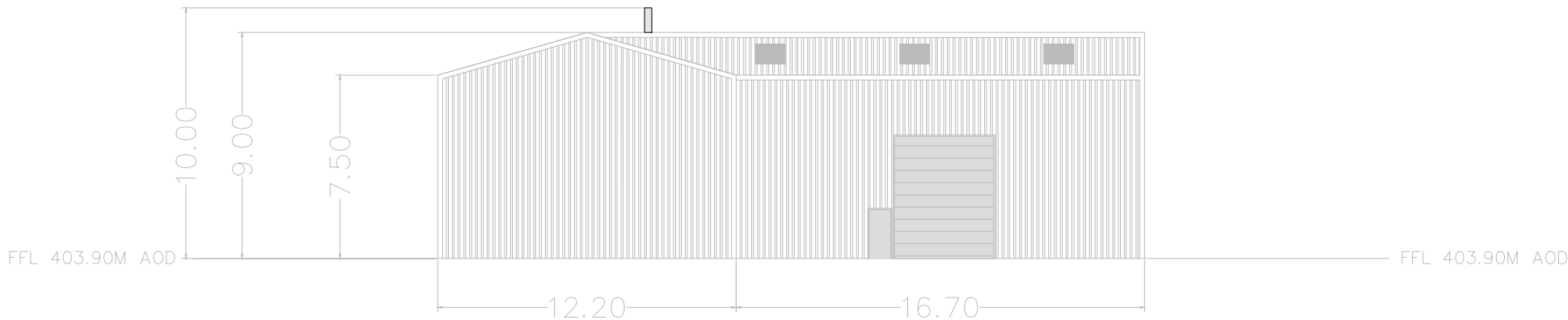
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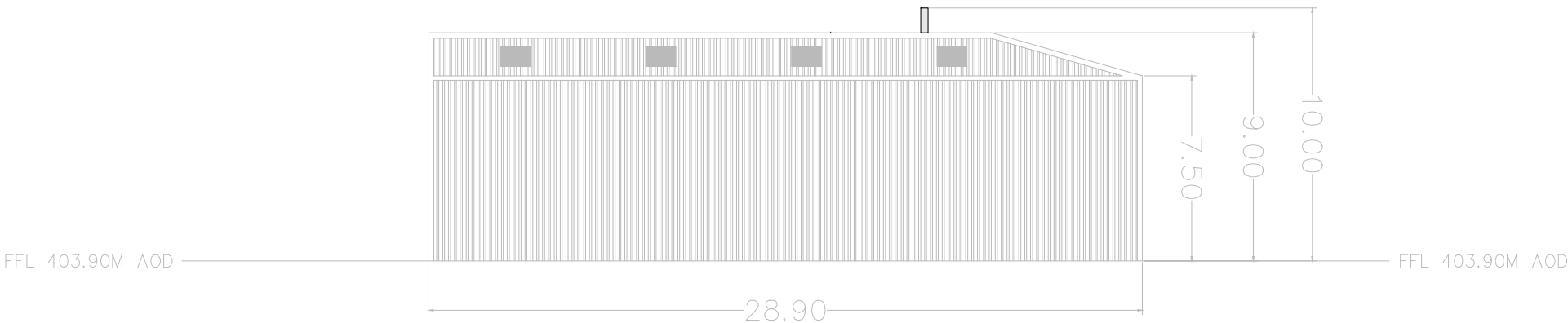
FLOOR PLAN



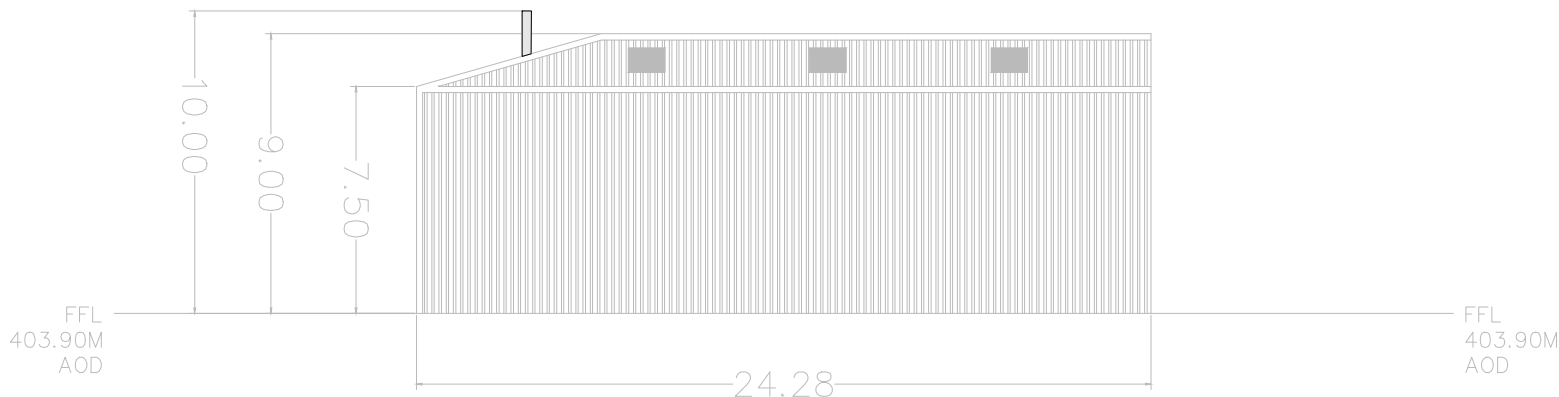
ROOF PLAN



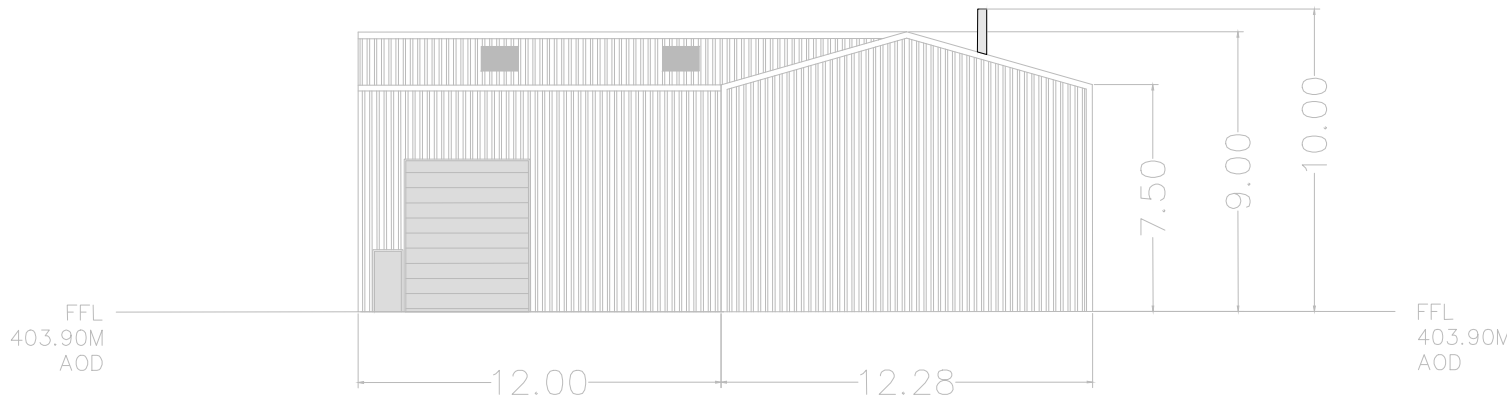
SOUTH



NORTH



WEST



EAST

AMENDMENTS				
Rev.	Ref.	DETAILS	Date	Check By

CONSTRUCTION MATERIALS

FLUE
GALVANISED STEEL

Drawn:



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Project:

MERTHYR BIOMASS LTD

Title:

PROPOSED ELEVATIONS, FLOOR PLAN
AND ROOF PLAN

Scale	Drawn	Checked	Approved
1:250	SCW	ND	ND
Original drawing A1	Date 05/06/26	Date 05/06/26	Date 05/06/26
Job No. MBRC	Dwg No. 11145 - 001 - B	Rev.	