

DELEGATED REPORT

Application No: P/20/0046

Site Address: Tesco Store
Tramroadside
Merthyr Tydfil
CF47 0AL

Development: Install one vehicle charger and one vehicle fast charger
in the car parking area

Case Officer: Marlene Ferreira

Site Visit: 6th March 2020

Application Expiry Date: 21st April 2020

Consultation reply date expired: 19th March 2020

APPLICATION SITE

The application site relates to a large two-storey supermarket, Tesco, located within the town centre, just off Court Road roundabout. The supermarket is served by on-site parking at ground and first floor. The site abuts the Town Centre Conservation Area to the east and the Thomastown Conservation Area to the west and lies within the settlement boundary as designated within the Merthyr Tydfil Replacement Local Development Plan 2016 -2031.

PROPOSED DEVELOPMENT

This application seeks retrospective planning permission to install two vehicular charging units within the car parking area to the northeast, adjacent the internal car park road (which provides access to the first floor car parking area). During the site visit it was noted that both units had already been erected on-site.

The standard charger unit measures 0.86 metres wide, 0.197 metres deep and 2.1 metres in height. The fast charger unit measures 0.57 metres wide, 0.5 metres deep and 1.357 metres in height. Each of the chargers have two charging points and together, could serve four vehicles at any one time.

PLANNING HISTORY

There is extensive planning history relating to this site. Details of the most recent applications are detailed below:

P/16/0331 Erection of Signage – Approved: 28th November 2016

P/08/0153 Erection of signage – Approved: 12th May 2008

- P/07/0435 Re-positioning of existing sign to front of building – Approved: 26th September 2007
- P/07/0316 Construction of permanent decked car park and associated works, erection of glazed canopies and a glazed atrium to front elevation of building, other external changes to building and creation of point of egress onto Tramroad Side North – Approved: 4th July 2007
- P/07/0048 Variation of Condition 1 of planning consent P/06/0519 (to extend the duration of the temporary decked car park to 28th August 2007) – Refused: 25th April 2007
- P/06/0546 Erection of external staircase and installation of staff access doorway into rear elevation of building – Approved: 4th December 2006
- P/06/0519 Erection of temporary decked car park (within existing car park) – Approved: 24th November 2006
- P/06/0362 Various advertisement signs – Approved 6th September 2006

CONSULTATION

Engineering and Traffic Group Leader

No objection

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) Order (Wales) 2012, one site notice was displayed within the vicinity of the site. No letters of representation have been received following this publicity exercise.

POLICY CONTEXT

The following policies of the Merthyr Tydfil Replacement Local Development Plan 2016-2031 are relevant to the assessment of this application:

SW11 – Sustainable Design and Placemaking

PLANNING CONSIDERATIONS

The issues to consider under this application relate to whether the vehicular charging units, in terms of their siting, scale and appearance, are acceptable forms of development with regards to their impact upon the appearance of the area, residential amenity, parking provision and highway safety.

The charging units are sited to the northeast side of the car park, to the front of the car parking bays and adjacent to the ramped access (which provides access to the upper car park area). Their discrete siting combined with their slimline design would ensure that these units do not appear as prominent or incongruous forms of developments. Indeed, their scale and appearance are characteristic of other charging facilities provided at other

supermarket car parks. The development would therefore appear as an acceptable form of development and would comply with LDP Policy SW11.

In respect of the impact of the development upon residential amenity, it should be noted that the siting of the units are not located in the immediate vicinity of any residential properties and as such, would not have a detrimental impact on nearby neighbouring occupiers. It would therefore comply with LDP Policy SW11.

The proposed units would be sited to the front of the car parking bays and would not obstruct any vehicular parking spaces. The Engineering and Traffic Group Leader has considered the development and has not raised any objections. It would therefore comply with LDP Policy SW11.

CONCLUSION

It is considered that the charging units, as installed, do not have an adverse impact on the character or appearance of the area, residential amenity, parking provision or highway safety. The development therefore complies with the relevant LDP policies.

Finally, I have considered 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"). In reaching this decision, I have taken into account the ways of working set out at section 5 of the WBFG Act and I consider that this decision 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:

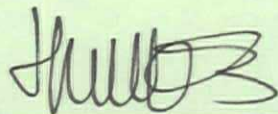
RECOMMENDATION: BE APPROVED subject to the following **CONDITIONS**:

1. The development shall be carried out in accordance with the following approved plans and documents:

- Drawing No: 02_2909_02B, received: 25th February 2020;
- Drawing No: 02_2909_02C, received: 25th February 2020;
- Detail Name: Media Charger with Screen Details, received: 25th February 2020;
- Detail Name: Fast Charger Details, received: 25th February 2020.

Reason -To ensure compliance with the approved plans and clearly define the scope of the permission.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

30/3/20