

Our Ref: 298CRP250923

18 July 2024

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

Dear Mr Cross,

**S73 Town and Country Planning Act 1990
Unit 5, Cyfarthfa Retail Park, Swansea Road, Merthyr Tydfil, CF48 1HY
P/23/0223 - Proposed Subdivision into Two Units and Associated External Alterations**

Proposed Amendments to approved plans to reduce the size of the mezzanine floor in Unit 5B and amendments to the shopfront design

Please find enclosed a planning application made on behalf of Corona Vulcan Merthyr Limited under S73 of the Town and Country Planning Act 1990 to reduce the size of the mezzanine floor in Unit 5B and to amend the shopfront design as approved under planning permission P/23/0223.

Since planning permission P/23/0223 was granted in March, the Applicant has agreed terms with Skechers, a national multiple footwear retailer not currently represented in Merthyr Tydfil, to occupy Unit 5B. The proposed amendments to Unit 5B are required to meet Skechers' requirements and to secure this letting. The proposed smaller mezzanine in Unit 5B will be used by Skechers for storage and ancillary non sales purposes.

As approved, Unit 5B has a 411.3sqm mezzanine floor. It is proposed to reduce the size of the approved mezzanine floor by 158.4sqm so that Unit 5B has a 252.9sqm mezzanine floor.

The revised shopfront design includes removal of the existing entrance feature, lobby and canopy and replacing this with new double height capless glazing. This will deliver a modern retail frontage required by occupiers and is consistent with the style of shopfront implemented at a number of units at the Retail Park including Unit 10 where similar alterations were approved in 2022 under permission P/21/0427.

Occupation by Skechers will bring part of a vacant unit back into use and will generate around 25 jobs for local people in the proposed store in a mix of full time and part time positions.

The application, if approved, will allow the Applicant to proceed with the subdivision and shopfront improvements to deliver a unit for Skechers. These improvement works involve a significant investment of around £900,000.

The application consists of the following:

- Completed planning application forms and Certificate A;
- Planning Statement (Burnett Planning, July 2024);
- Drawing 11428-05-PL-P01-B – Existing Floor Plans;
- Drawing 11428-05-PL-E01 – Existing Elevations;
- Drawing 11428-05-PL-P02-F – Proposed Floor Plans;
- Drawing 11428-05-PL-E02-A – Proposed Elevations;

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

Yours sincerely

Burnett Planning & Development Limited

Burnett Planning & Development Limited