
Title:	Design and Access Statement
Document Reference:	11131 DAS
Proposed Development:	Construction of Building Extension and Associated Drainage Infrastructure
Prepared By:	Technia Environment and Planning Limited
Client:	Merthyr Borough Recycling Centre Ltd
Site:	Plot 5 Pengarnddu Industrial Estate, Dowlais, Merthyr Tydfil, CF48 2TA
Date:	13th August 2024

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1 INTRODUCTION

1.1 Background and Context

This Design and Access Statement accompanies an application submitted by Technia Environment and Planning Limited on behalf of Merthyr Borough Recycling Centre Ltd (the Applicant).

1.2 The Development

The Applicant seeks planning consent for:

“Construction of Building Extension and Associated Drainage Infrastructure”

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

The building extension will be used for the storage of waste, plant and equipment and is required to enable the applicant to continue to meet evolving recycling and environmental legislation and policy.

1.3 Purpose of This Document

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.

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.

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

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

- Planning application forms;
- Green Infrastructure Statement; and
- Planning drawings.

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.

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2 THE SITE AND ITS CONTEXT

2.1 Site Location

The application site is located at the north west corner and west of an existing WTS/Recycling Facility.

The site area is 513.77 m².

The site is located approximately 850 m to the north east of Dowlais Top and 1.44 km to the west of Pant. The location of the site is shown on Drawing 11131 – 000 - A and Drawing 11131 – 000 - B. For identification purposes the site is approximately centred at Ordnance Survey grid reference SO 07911 08919.

2.2 Existing Use

The site is used as a waste transfer station/recycling facility.

The site lies to the south of an area approved for the construction of a storage building (Planning Ref. P/17/0284) for waste, plant and equipment. This building is currently under construction. The development comprises an extension to the consented building.

2.3 Proposed Use

The extension to the building will be used for the storage of waste, mobile plant and equipment.

2.4 Surrounding Land Uses

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

Buildings are typically of a portal frame design with profiled steel cladding in dark green or light grey.

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

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 First Replacement Local Development Plan 2016-2021.
- Merthyr Tydfil County Borough Supplementary Planning Guidance.

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3 THE PROPOSAL

3.1 Overview of the Proposal

The proposed development comprises an extension to the southern elevation of a consented portal frame building to accommodate the storage of waste, mobile plant and machinery.

3.2 Character

3.2.1 Placemaking

The site is located within the boundaries of a Waste Transfer Station (WTS)/Recycling Facility, within an existing industrial estate.

3.2.2 Amount, Density and Scale

The building extension has been designed to provide adequate storage space while complementing the design of the surrounding structures.

The site layout has been developed considering the following:

- Vehicular access and manoeuvrability;
- Achieving a safe and efficient operational layout for the adjacent Waste Transfer Station (WTS)/Recycling Facility; and
- To minimise impacts on adjacent land uses in terms of visual appearance, lighting, etc.

Drawing 11131 – 000 – C shows the site layout and the proposed extension. The building extension is small in scale and fits with the surrounding area.

3.3 Design

Drawing 11131 - 001 - D and 11131 - 001 – E presents the proposed floor and roof plans, with Drawing 11131 - 001 - F presenting the existing and proposed elevations.

The proposed storage building comprises a portal frame structure 36.0 m wide x 12.2 m deep. It will have a height to the eaves of 7.5 m and ridge height of 9.0 m and continue the roofline of the existing consented building.

The walls and roof of the building will be clad in trapezoidal profiled powder coated steel cladding in Heritage Green (RAL 6002). The roof will include up to 10% clear GRP panels. Further details are provided in drawing 11131 - 001 – F.

The floor of the building will be surfaced in reinforced concrete.

Roller shutter doors and personnel doors will be in contrasting galvanised steel and powder coated light grey respectively.

The building and colour scheme will be in keeping with other buildings located on the WTS/Recycling Facility.

3.4 Access

3.4.1 Vehicular Access

The site is accessed from the A465 Heads of the Valleys Road via an unnamed access road to the Pengarnddu Industrial Estate.

Vehicles access the building through the main WTS/Recycling Facility entrance to the south of the site.

No alterations to the site access are required.

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3.4.2 Public Access and Community Safety

There is no general access for the public, only authorised personal including contractors. Access for staff is via the main site entrance to the south of the site.

3.4.3 Access into the Building Extension

Vehicular access into the building extension will be via roller shutter doors in the eastern elevation.

Staff and contractors will enter the building through personnel doors also situated on the eastern elevation.

3.5 Movement

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

3.5.1 Public Transport

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 51 and 53 which connect the locality with Bargoed and Merthyr Tydfil.

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.

3.5.2 Cycling and Walking

There is a designated cycle route to the south of the Pengarnddu Industrial Estate that links with nearby settlements. Cycle storage will be provided at the adjacent WTS/Recycling Facility.

Due to the site's location it is unlikely that significant numbers of staff would access the site on foot unless this is in combination with other public transport.

3.5.3 Parking

Parking is not relevant for this proposal. An existing parking area for staff and visitor cars is located to the south of the site.

3.6 Environmental Sustainability

3.6.1 Drainage

3.6.1.1 Foul Water

No foul water will be generated by the development. Welfare facilities are available at the adjacent WTS/Recycling Facility.

3.6.1.2 Process Water

No process water will be used within, or discharged by, the proposed development.

3.6.1.3 Roof Water

Roof water will be discharged via the roof and gutters into a Sustainable Drainage System. The drainage infrastructure will be constructed in accordance with Statutory SuDS Standards. An application will be made to the local authority in its role as SuDS Approving Body (SAB) to approve the scheme prior to the commencement of construction.

3.6.2 Biodiversity

The current site is surface in concrete. No significant changes to the site that will affect biodiversity and the local environment are proposed.

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Opportunities to enhance habitats on site are discussed in the accompanying Green Infrastructure Statement (Document 11131 GIS). Measures proposed include the erection of 2 bird boxes on the northern elevation of the existing building.

3.6.3 Sustainable Materials

Opportunities to use sustainable materials in the building extension will be explored and implemented where feasible to do so.

3.7 Other Design Considerations

3.7.1 Landscaping and Boundary Treatments

Existing screening is considered sufficient in light of the scale of the development and its location on a developed industrial estate. Consequently, no changes to existing screening or ground levels are proposed.

The existing security fencing surrounding the wider site will be retained in its current form.

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4 CONCLUSIONS

This Design and Access Statement has been prepared on behalf of Merthyr Borough Recycling Centre Ltd and in accordance with TAN12: Design (2016).

The development would be located on an existing Waste Transfer Station/Recycling Building within an existing Industrial Estate.

The proposal comprises the construction of an extension to an existing building to be used for the storage of waste, plant and machinery.

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

11131 – 000 – A Location Plan

11131 – 000 – B Site and Surrounding Area Plan

11131 – 000 – C Site Plan

11131 – 000 – D Existing and Proposed Floor Plans

11131 – 000 – E Existing and Proposed Roof Plans

11131 – 000 – F Existing and Proposed Elevations

