

DELEGATED REPORT

Application No: P/21/0083

Site Address: New Bus Station
Swan Street
Merthyr Tydfil

Development: Remove condition 10 (contaminated land - verification report) of planing permission P/16/0048 for the construction of a new bus station

Case Officer: Huw Roberts

Application Expiry Date: 14th May 2021

Consultation reply date expired: 15th April 2021

APPLICATION SITE

The application site is an irregular shaped parcel of land measuring approximately one hectare. The site has been redeveloped into a bus station which is nearing completion.

The application site is bound by St. Tydfil's Shopping Centre and its service yards to the north, High Street Chapel and the properties that front High Street to the east, Swan Street to the south (with the Caedraw flats, UVOHI college building, St. Mary's Catholic Primary School, Caedraw Primary School beyond) and Avenue De Clichy to the west.

This site is allocated for a 'New Merthyr Tydfil Central Bus Station' and located within the Primary Growth Area, settlement boundary and Town Centre boundary as defined by the Replacement Merthyr Tydfil Local Development Plan. A small section of the site is located within the Town Centre Conversation Area (land to the north of High Street Chapel) and forms part of a Grade II Listed building (High Street Chapel).

PROPOSED DEVELOPMENT

This application is for the removal of condition 10 of planning permission P/16/0048. This condition states:

'Prior to the bus station being brought into use, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and

arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority. The long-term monitoring and maintenance plan shall be implemented as approved'.

PLANNING HISTORY

The following planning history is relevant to this application:

P/19/0162	Discharge of Condition 9 (Contamination) of Planning Permission (P/16/0048) for the construction of a new bus station and public realm improvements – Condition discharged on 08.07.2019.	
P/16/0048	Construction of bus station and public realm improvements	Granted 21.07.2016
P/15/0129	Demolition of St Tydfil's Shopmobility Unit & Accessible Toilet, Swan Street / Graham Way, Merthyr Tydfil	Prior Approval not required 18.05.2015
P/14/0298	Demolition of Central Police Station, Swan Street, Merthyr Tydfil	Prior Approval not required 12.11.2014
P/13/0135	Demolition of Hollies Health Centre, Swan Street, Merthyr Tydfil	Prior Approval not required 22.05.2013

CONSULTATION

National Resources Wales (NRW) – No objection

PUBLICITY

No publicity exercise was carried out.

POLICY CONTEXT

National Development Framework

Future Wales: the National Plan 2040 (February 2021) sets out a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

Local Planning Policies

Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031

Policy SW12: Improving the Transport Network

Policy SW11: Sustainable Design and Placemaking

Policy EnW4: Environmental Protection

PLANNING CONSIDERATIONS

The main consideration in the assessment of this application is whether there is now no requirement for details to be submitted to discharge condition 10. The condition was

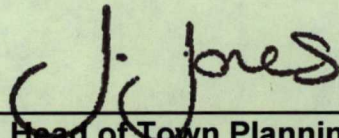
imposed, following a request from NRW, to ensure surface/ground water from the development site would not have an adverse impact on controlled waters.

Given the report (Geo-Environmental Interpretative Report) and conclusions/recommendations therein submitted in support of application P/19/0162 (discharge of condition 9 (Contamination) of planning permission P/16/0048 for the construction of a new bus station and public realm improvements)) NRW has no objection to the removal of the condition.

For the above reasons the proposed development is considered to be acceptable and accordingly, the following recommendation is made:

RECOMMENDATION: BE APPROVED.

RECOMMENDATION ENDORSED


Head of Town Planning

DATE:

20/4/21