

Agenda Item 9

DATE WRITTEN	24th August 2026
REPORT AUTHOR	Judith Jones
CASE OFFICER	Gareth Davies
COMMITTEE	Planning and Regulatory
COMMITTEE DATE	2nd September 2026

Application No.
P/26/0029

Date
16th February 2026

Determining Authority
MTCBC

Proposed Development

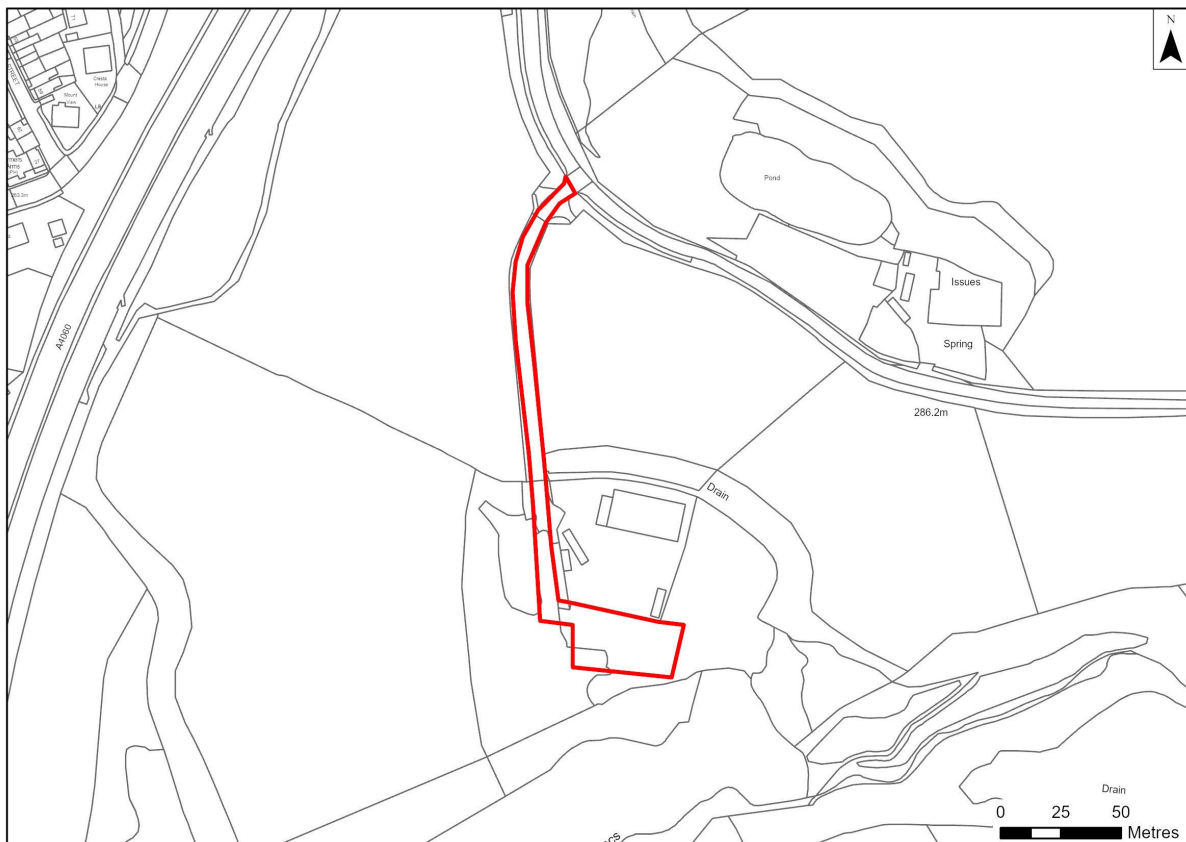
Location

Name & Address of Applicant/Agent

Change of use and siting of 52
no storage containers

Plot 4
Oakland Business Park
Bogey Road
Mountain Hare
Merthyr Tydfil
CF48 4AP

Primespace UK Ltd
c/o D. Vivian Jones
114 Brecon Road
Hirwaun
Aberdare
CF44 9NS



P/26/0029

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PURPOSE OF REPORT

To further consider planning application P/26/0029

At the Planning, Regulatory and Licencing Committee meeting held on 2nd July 2026, Members resolved to defer the determination of this application so that both the applicant and objector would be given a further opportunity to speak and respond to any questions Members may have on the merits of the proposed development.

Both the applicant/agent and objector were informed of the Committee's decision to defer the application and were invited to attend the next Committee meeting to be held on 2nd September 2026, so that they might assist members in reaching a decision in respect of this planning application.

It is noted that no further correspondence has been received from either the applicant/agent or the objector either in support or against the application. As such, no new information has been provided that may otherwise change the planning officer's recommendation to approve planning permission subject to conditions.

COMMITTEE'S DECISION IS REQUIRED

A copy of the original report to Committee is reproduced below for committee's convenience.

It has been requested by Councillor David Jones that the application be presented to the planning committee for determination to consider concerns in respect of unauthorised works that have taken place on site, including the removal of trees from an ancient woodland, depositing of rubble and other materials on the site and material being tipped into a local watercourse.

APPLICATION SITE

The application site consists of a broadly rectangular area of land located immediately south of an existing industrial unit off Bogey Road, which is situated in a countryside location and outside of the defined settlement limits. The site largely comprises a plateau measuring approximately 0.13 hectares and the land falls away steeply at its southern boundary.

It is acknowledged on the submitted plans that the land around the application site has been subdivided, with Unit 1 being the existing industrial unit to the north and plot 4 relating to the application site. Plot 1 and 2 is situated to the east of the site and Plot 3 is to the west of the site.

The application site is partially enclosed by a 2m high green weld mesh fence along its frontage and is surfaced either with tarmacadam or compacted hardcore. It appears that the site is currently under informal use for the storage of building and engineering materials. Access to the site is currently derived via a private road from the adopted highway (Bogey Road) to the north of the site, which currently serves the existing industrial unit.

It is noted that there are unauthorised works located within plots 1, 2 and 3 involving the stockpiling of rubble material and vegetation clearance. However, these areas do not form part of this proposal and are matters to be addressed separately to the considerations of this application.

PROPOSED DEVELOPMENT

Full planning permission is sought for the creation of a self-storage facility on the site. The proposals would comprise 52 No. steel storage containers, each with dimensions of 6m long by 2.4m wide and standing 2.5m high. Submitted plans indicate the containers would be green in colour. For the most part, the layout illustrates that the containers (1-45) would be positioned so that they back on to the northern, southern and western boundaries of the site, with seven of the containers placed centrally. The site would be entirely surfaced with tarmac to allow vehicles to circulate within the site. The existing 2m high weld mesh fence would be extended around the entire perimeter of the site. Access to the proposed development would remain unaltered with a gated entrance in the north-west corner.

The submitted plans illustrate a total of 22 trees (comprising a mixture of 5 tree species) would be planted along the southern embankment, together with a series of shrub species. Additionally, the submitted plans show the provision of bird boxes along the southern boundary to the rear of the storage containers.

PLANNING HISTORY

P/11/0246 – Erection of 6 industrial units, landscaping, and access (Reserved matters) - Approved 12th December 2012

P/11/0046 – Change of use of former recycling unit to a vehicle repair garage with associated offices and facilities and retention of weighbridge - Approved 20th July 2011

P/08/0033 – Erection of Industrial/storage starter units – Refused 30th April 2008 - Allowed on Appeal (Ref: APP/U6925/A/08/2076065) 29th September 2008

P/040248 – Certificate of Lawfulness for an existing use (use of land and buildings as a slaughterhouse) – Refused 14th June 2006

P/04/0209 – New unit for slaughterhouse/deceased animal transfer facility (including demolition of existing buildings – Approved 16th June 2004.

P/02/0198 – Golf driving range – Approved 10th July 2002

CONSULTATION

Planning Policy Officer – No objection

Head of Engineering and Highways – No objection

Council Ecologist – No objection

Environmental Health Manager – No objection

Rights of Way – No objection

Estates – No objection

Natural Resources Wales – No objection

Dwr Cymru Welsh Water – No objection

Mining Remediation Authority – No objection.

South Wales Fire and Rescue Service – No objection

South Wales Police – No response received.

Welsh Government Highways - No response received.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, four site notices were displayed within the vicinity of the site on 18th February 2026.

As a result of the publicity exercise **one letter of objection** was received, which in summary raised the following issues:

- Lack of transparency in advertising the planning application, with concerns that no neighbour notification was sent.
- The application states that no trees would be lost. This is misleading as a number of trees were removed prior to the application being made and as a result habitat loss has occurred without the benefit of any evaluation.
- The clearance of trees has resulted in the loss of natural screening.
- The application should consider the biodiversity impact and include ecological surveys reflecting the site before any tree removal.
- Vehicle movements in this area are already hazardous, and horses have recently been struck and killed near the entrance.
- An increase in traffic associated with the proposed development would further compromise the safety of residents, road users and animals.
- A full transport assessment should be provided before the application is determined.
- It is alleged that since the current owner took over the application property there has been, theft of security cameras, posts cut down with power tools, persistent illegal fly tipping, removal of fencing, private land being unlawfully acquired and the illegal storage and sale of fireworks. These issues raise concerns at the suitability of the site for storage units which offer the opportunity for concealed activity.
- The proposal offers further opportunity for vehicle movements at unsocial hours and further anti-social behaviour.

- The works already undertaken at the site has been to the detriment of the landscape and visual character of the area.
- The applicant has not undertaken any community or neighbour consultation.
- The applicant should provide a site management and security plan for the proposed development.
- Recent unauthorised works should be investigated prior to the application being determined.

POLICY CONTEXT

National Planning Policy

Future Wales: The National Plan 2040 (February 2021):

- Policy 1: Where Wales will grow.
- Policy 2: Shaping Urban Growth and Regeneration – Strategic Placemaking
- Policy 5: Supporting the rural economy.
- Policy 33: National Growth Area – Cardiff, Newport, and the Valleys

Planning Policy Wales (Edition 12, February 2024):

Para 3.3: Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surrounding area.

Para 3.38: The countryside must be conserved and, where possible, enhanced for the sake of its ecological, geological, physiographic, historical, archaeological, cultural and agricultural value and for its landscape and natural resources. The need to conserve these attributes should be balanced against the economic, social and recreational needs of local communities and visitors.

Para 3.56: Planning authorities should work with landowners to ensure that suitably located previously developed sites are brought forward for development and to secure a coherent approach to their development.

Para 3.60: Infilling or minor extensions to existing settlements may be acceptable, in particular where they meet a local need for affordable housing or it can be demonstrated that the proposal will increase local economic activity. However, new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled. All new development should be of a scale and design that respects the character of the surrounding area.

Para 4.1.11: Development proposals must seek to maximise accessibility by walking, cycling and public transport, by prioritising the provision of appropriate on-site infrastructure and, where necessary, mitigating transport impacts through the

provision of off-site measures, such as the development of active travel routes, bus priority infrastructure and financial support for public transport services.

Para 5.4.2: Economic land uses include the traditional employment land uses (offices, research and development, industry and warehousing), as well as uses such as retail, tourism, and public services. Economic land uses also include construction, energy, minerals, waste and telecommunications sectors which are also sensitive to planning policy. The Welsh Government seeks to maximise opportunities to strengthen the foundational economy.

Para 5.4.13: Planning Authorities should aim to promote the re use of previously developed, vacant and underused land.

Para 6.02: The special and unique characteristics and intrinsic qualities of the natural and built environment must be protected in their own right, for historic, scenic, aesthetic and nature conservation reasons. These give places their unique identity and distinctiveness and provide for cultural experiences and healthy lifestyles.

Technical Advice Notes (TANs):

TAN 5: Nature Conservation and Planning, September 2009

TAN 12: Design, March 2016

TAN 18: Transport, March 2007

TAN 23: Economic Development, February 2014

Local Planning Policy

The Merthyr Tydfil County Borough Council Replacement Local Development Plan (LDP) (2016 -2031):

The relevant LDP Objectives are:

- LDP Objective 4 Regeneration: To promote the suitable reuse of previously developed land and the continued regeneration of local communities.
- LDP Objective 6 Sustainable Design: To promote high quality, sustainable and inclusive design and support measures which mitigate the predicted effects of climate change.
- LDP Objective 7 Transport: To support an integrated transport system, promote active travel and ensure new developments are accessible by walking, cycling, and public transport links.
- LDP Objective 10 Biodiversity: To improve ecosystem resilience and connectivity which support habitats and species of principle importance.
- LDP Objective 11 Countryside and Landscape: To protect and enhance the character and appearance of the landscape and the countryside.
- LDP Objective 12 Economic Development: To provide and safeguard appropriate land for economic and skills development.
- LDP Objective 13 Rural Economy: To strengthen and diversify the rural economy.

The following development plan policies would apply:

- Policy SW4: Settlement Boundaries
- Policy SW9: Planning Obligations
- Policy SW11: Sustainable Design and Placemaking
- Policy SW12: Improving the Transport Network
- Policy EnW1: Nature Conservation and Ecosystem Resilience
- Policy EnW2: Internationally and Nationally Protected Sites and Species
- Policy EnW3: Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species
- Policy EnW4: Environmental Protection
- Policy EnW5: Landscape Protection

The following Supplementary Planning Guidance (SPG) is applicable:

- Guidance Note 2: Planning Obligations (March 2012)
- Guidance Note 4: Sustainable Design (July 2013)
- Guidance Note 5: Nature and Development (May 2015)

PLANNING CONSIDERATIONS

Principle of development

The application site lies outside of the settlement limits and is situated in a countryside location as defined Policy SW4 of the LDP. This policy encourages development within urban areas and on previously developed land. In countryside locations new development is not generally supported unless it meets one of the relevant exception criteria, which amongst others, includes development that supports the expansion of an existing business in the countryside. However, in this instance it is noted that the proposal relates to a new business that would sit alongside an existing industrial unit, which is clearly of a different use.

Notwithstanding this, it is noted in the planning history that outline planning permission (Ref P/08/0033) was previously granted for industrial/storage starter units, at appeal by the Planning Inspectorate (Ref: (APP/U6925/A/08/2076065)). At the time the majority of the site was surfaced with a hardcore material. The reserved matter details for the provision of 6 industrial units were subsequently approved (Ref: P/11/0246). Whilst consideration of the previous consent may carry less weight if the approved development had not been implemented, it appears that the access road was constructed under the reserved matters approval. This would represent an implementation of the planning permission which would remain valid. This represents a strong fall-back position for the landowner and is material in the consideration of this particular proposal.

As such, the principle of developing the land for an industrial/storage use has previously been established at the site and there are no significant changes in circumstances that may otherwise weigh against this established principle. Indeed, the existing industrial unit to the north of the site remains present and the site

circumstances, largely comprising hard surfacing remains the same. In this regard, it is acknowledged that the Planning Policy Officer, for the reasons noted above, has not raised an objection to the proposed development. Therefore, the principle of the development has been established as acceptable subject to its compliance with other relevant LDP policies.

Design

The context to the application site is defined by its countryside setting with surrounding fields used for agriculture and woodland areas along the field boundaries. The site is some 270m away from the main settlement to the west and approximately 350m from the roundabout on the A4060 Trunk Road. Within the surroundings there are small areas of buildings grouped together, incorporating residential uses, situated along Bogey Road to the north and to the east, as well as properties to the south of the site. Notwithstanding the small clusters of development within the vicinity, the site generally appears isolated with the surrounding topography and vegetation generally limiting views of the site.

The site itself has evolved on an incremental and almost ad hoc basis that has no distinctive or coherent pattern that could inform or influence the current scheme. Although, under the previous planning permission for industrial units, a new access road was provided that extends centrally through the various plots, to serve industrial uses on either side. It is considered that the proposal generally follows this layout being positioned to the south of the access road, albeit, there is no established streetscene or frontages. It is the very nature of proposals for storage facilities of the type that they are enclosed and are usually designed to turn inwards on themselves as is the case in this instance.

The proposed layout illustrates how the storage containers can be accommodated within the site, whilst providing sufficient space for the circulation and manoeuvring of vehicles to the respective storage units. To assist in integrating the development into the surrounding landscape, it is proposed that the storage containers would be painted green to avoid the structures being viewed in harsh contrast to the surrounding natural features.

The scale of the development is defined largely by the proportions of the individual storage units, which individually would have a far lesser impact than the existing industrial units or the larger buildings previously consented, that could still potentially be developed on the site. Even when considered as a whole, the low height of the storage units would not give any great cause for concern in terms of the impact of their scale on their surroundings. Given the low scale of the structures, this would help reduce their visibility within the wider surroundings which is to some extent screened by the existing topography and woodland areas. Additionally, it is proposed to enclose the site with a 2m high green weldmesh fence, which is typically an appropriate form of security fencing in areas where there could be a visual impact. In this instance the fencing would be reasonably discreet and would not introduce significant visual harm to the surrounding landscape.

Given that the site is void of any existing landscape features and largely comprises of compact hardcore surfacing, there is little scope to retain features of interest.

While there is little opportunity to incorporate any meaningful landscaping within the site, a landscaping plan has been submitted, which illustrates the planting of 22 trees and shrubs along the southern embankment. It is noted that this area of land lies outside the application site but is within the applicant ownership and could be secured as a condition of any permission granted.

The proposed landscaping scheme presents an opportunity to improve the visual amenity of the site, soften the impact of the proposals on the countryside and have the development make a positive contribution to the quality of the surrounding environment. The planting proposal would fill the gap between the application site and the ancient woodland to the south of the site. The embankment would be planted with a combination of shrubs and native tree species including Ash, Silver Birch, Yew, Rowan, and Wild Cherry. Over time it would be reasonable to expect a replanted embankment to provide a substantial degree of screening to the application site, that would greatly reduce any visual impact and help integrate the development into the wider landscape.

Overall, the storage containers would be of a small scale, albeit across a large area, in a relatively discreet location, where views of the development are limited. The development would be seen in association with the existing industrial unit and would not give rise to a significant harm on the countryside location, greater than that which already exists. The landscaping scheme assists in integrating the development with its surroundings and would provide some benefit to the adjacent woodland area.

Given that the industrial use of the land has been established, the general design of the proposal on balance is deemed to be acceptable and would comply with Policy SW11 of the LDP.

Countryside and Environment Considerations

It is noted that the application site adjoins an area of Ancient Woodland protected under Tree Preservation Order (TPO) 11, Cwm Blacs/Cwmbargoed, and lies within the designated Merthyr Tydfil Landscape of Outstanding Historic Landscape Interest.

In support of the application, a green Infrastructure Statement has been submitted, which identifies there being little opportunity to provide ecological enhancements within the site. It is also evident within site that there are no green infrastructure features present that could be retained. The Council's Ecologist has noted the limited ecological value of the site and no preliminary ecological survey work was deemed necessary. Accordingly, no significant ecological concerns have been raised. Notwithstanding this, there remains a need to provide suitable ecological enhancements to deliver a net biodiversity benefit, proportionally in line with the requirements of Planning Policy Wales.

The application provides an opportunity to improve the visual amenity of the site and wider area through the provision of a landscaping scheme. The planting of trees and shrubs would provide new habitat environments, particularly along the southern embankment, where it would have the benefit of reinforcing the existing green infrastructure. This would also provide some benefit to the wider landscape character and features that form part of the historic landscape. Whilst the applicant has

submitted a landscaping scheme that demonstrates the kind of landscaping provision that helps to make the overall proposal acceptable, further details are necessary in terms of planting numbers and sizes. There is also a need to ensure the landscaping scheme is implemented at the appropriate time, which can be reasonably secured as a condition of any planning permission that may be granted.

Additionally, it is acknowledged that the Council's Ecologist is satisfied with the ecological enhancements proposed but has indicated some concern over the location of the proposed bird boxes. There is also a need to secure further details of the proposed bird boxes. As such a condition can be imposed to agree the siting and detail of the bird boxes prior to the beneficial use of the site.

It is noted that concerns have been raised in relation to the felling of trees as a result of unauthorised works. It is evident that trees have not been lost within the application site and it is not clear if trees have been lost to the south of the site. Although, historic photos of the area suggest that some scrub clearance has possibly taken place over the years, but it is not evident that it was associated with the proposal. The proposal would introduce a number of trees and shrubs, along with the provision of bird boxes, which would provide a net biodiversity benefit. Therefore, the proposal complies with Policies EnW1, EnW2, EnW3 and EnW5 of the LDP.

Highway Considerations

The proposed development would be served by the existing private access road that extends through the centre of the business area, serving the site and adjacent plots from Bogey Road. This access has been constructed with a tarmac surface with associated kerbing and drainage and measures approximately 5m to 6m wide.

The existing highway infrastructure serving the site is deemed adequate to accommodate the likely level of traffic generated by the proposal and that of the existing business already established adjacent to the site. Indeed this access road was previously intended to serve 6 industrial units. In this respect the Head of Engineering and Highways has not indicated that a highway impact assessment is necessary.

Within the site there would be sufficient room to incorporate a circulatory layout to enable vehicles to enter and leave safely, with a number of points where vehicles can adequately pass. Given the length of the existing access road and the location of the site away from the main adopted highway (Bogey Road), there would be no concerns in respect of the potential to impact on the free flow of traffic or highway safety concerns.

It is noted in the publicity response that concerns were raised in respect of highway safety and that horses in the area have been injured by passing vehicles. It has been noted by the Head of Engineering and Highways that there are no records of accidents along Bogey Road in the last 5 years. There is also little evidence to support the case that the proposed development would give rise to such concerns.

The Head of Engineering and Highways has advised that a condition could be imposed to secure further details relating to the one-way access arrangement within

the site. The submitted plans appropriately demonstrate sufficient space within the site for vehicles to pass each other, which would not depend on a one-way system for traffic movements. The site is also a considerable distance away from the adopted highway and so the development would not cause any impact to the wider highway network. As such, in this instance, it is not deemed necessary or reasonably justified to impose such a condition.

The access serving the site is deemed to be appropriate for the development and would not give rise to significant highway safety concerns. In this regard the Head of Engineering and Highways has not raised any highway safety concerns. Accordingly, the proposal complies with Policy SW11 of the LDP.

Other Issues

The application has resulted in the submission of one letter of objection and those issues not addressed in the above assessment are considered below:

- The application has been advertised in accordance with statutory requirements as described in the publicity section of this report.
- Issues relating to alleged theft, criminal damage and land enclosure are not material to the considerations of this planning application and would be a matter for the Police.
- It is not evident that the proposed storage facility would give rise to further anti-social behaviour in the area. In this regard, it is noted that security fencing is also to be erected around the site.
- It is not anticipated that vehicle movements will increase noticeably as a result of the development, to such an extent that it would adversely affect residential amenity in any meaningful way. The site is located approximately 160m away from the residential units to the north and 260m away from the dwellings to the east along Bogey. There is also intervening landform and vegetation that further protects the amenities of those occupiers.
- Given the small scale nature of the proposal, which does not constitute a major development within the planning regulations, there was not a requirement by for the applicant to undertake a statutory pre-application consultation with the local community.
- Should the application be approved a site management plan could be secured as a condition of any permission if deemed necessary.
- Unauthorised works at the site and on adjacent land is a matter for planning enforcement and should not impede the determination of a planning application. This application in part seeks to regularise some of the unauthorised works that have taken place in so far as it relates to this site.

CONCLUSIONS

In conclusion, despite the countryside location where industrial development may not always be appropriate, the planning history supports the use of the site to accommodate some form of commercial development. The design of the proposed development is functional and does have some impact on the landscape in the locality, though not to an extent that is much greater than that which already exists.

The development would provide an opportunity to improve the quality and appearance of the site. The landscaping proposed would help integrate and lessen the impact of the development within the wider countryside. The proposal would not give rise to adverse highway, ecology or amenity impacts. Therefore, the development complies with the relevant LDP policies.

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 Act 2015 ("the WBFG Act) has been taken into consideration when determining this application. In reaching the following recommendation, the ways of working set out in Section 5 of the WBFG Act have been considered and thus the proposal 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 for the following **CONDITIONS:**

1. The development shall begin not later than five years from the date of this decision.

Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

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

- Site Plan and Elevations, Drawing No. 3066 C, received 24.04.2026
- Landscaping Scheme, Received 29.05.2026

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

3. No surface water from the increase in roof area of the storage containers or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Reason - To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment and to accord with Policy EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

4. The development shall not be brought into beneficial use until there has been submitted to and approved in writing by the Local Planning Authority a

detailed scheme of landscaping. The scheme shall incorporate planting to the south of the site, as illustrated in landscape drawing received 29.05.2026, and shall include a planting schedule setting out the planting numbers/densities, plant supply sizes, species of trees and shrubs to be introduced, as well as details for its long term management.

Reason - To ensure that the new development will be visually attractive in the interests of amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the beneficial use of any of the storage containers or the completion of the development, whichever is the sooner and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason - To ensure that the new development will be visually attractive in the interests of amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

6. No materials, products, equipment or machinery shall be stored outside the storage containers hereby approved.

Reason - In the interest of visual amenity in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

7. Prior to the storage containers being brought into beneficial use, details of the proposed bird boxes and their location within the site, together with a timescale for its implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason - To ensure that the new development delivers net benefit for biodiversity and to accord with Policy EnW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

8. The siting of any storage container within the site, shall be limited to the number (52 in total) and specific locations as indicated on the proposed site plan (Drawing No. 3066 C, received 24.04.2026). No additional storage containers shall be located within the site or placed on top of another container at any time.

Reason - To avoid intensification of the development within a countryside location, in the interests of the character and appearance of the area, highway safety and to accord with Policy SW11 of the Merthyr Tydfil replacement Local Development Plan.

9. Details of the external finishes of the storage containers, which shall be in the colour green, shall first be agreed in writing by the Local Planning Authority, prior to the storage containers being brought into beneficial use. All of the storage containers or subsequent replacement containers shall be maintained in the agreed finish/colour at all times thereafter.

Reason - To ensure that the new development will be visually attractive in the interests of amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.