

MERTHYR TYDFIL COUNTY BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
The Town and Country Planning (Development Management Procedure)
(Wales) Order 2012 (as amended)

FULL PLANNING PERMISSION

To: BL Merthyr Limited c/o Mr Colin Burnett Burnett Planning 7-10 Adam Street London WC2N 6AA

WHEREAS you submitted an application on the 2nd April 2025 to develop: Unit 5 Cyfarthfa Retail Park Swansea Road Merthyr Tydfil CF48 1HY short particulars of the application being as follows:-

Name of the Applicant

BL Merthyr Limited
York House
Seymour Street
London
W1H 7LX

Description of Proposed Development

Variation of conditions 2, 3, 4, 5 of planning permission P/24/0174 to reduce the size of the mezzanine within Unit 5a (Removal/Variation of Condition)

The Council in pursuance of its powers under the above mentioned Act and Order hereby **GRANTS PERMISSION** for the carrying out of the proposed development as described above and in accordance with the application and plans (if any) submitted with the application subject to compliance with the following conditions.

CONDITIONS

Please see attached.

Date: 3rd June 2025

Signed:



(Director of Neighbourhood Services)

**IT IS IMPORTANT THAT YOU READ
THE NOTES ATTACHED TO THIS FORM**

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:

Dwg No. 11428 05 PL E02 Rev A - Proposed Elevations

Dwg No. 11428 05 PL P02 Rev G - Proposed Floor Plans

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

- 3 The retail units hereby approved, as shown on the Proposed Floor Plan (Dwg No. 11428 05 PL P02 G), shall not be used for purposes other than the sale of non-food products/goods and shall not be used for any other purpose including those set out in class A1 of the schedule for the Town and Country Planning (Use Classes) Order 1987 or any Order revoking, amending or re-enacting that order with or without modification.

Reason - To protect the vitality and viability of town/local centres in accordance with Policy EcW3 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 4 The retail units hereby approved, as shown on the Proposed Floor Plan (Dwg No. 11428 05 PL P02 G), shall not be sub-divided so that the gross retail floor space of a single user/unit is less than 706.3sqm in Unit 5a and 723.6sqm in Unit 5b.

Reason - To protect the vitality and viability of town/local centres in accordance with Policy EcW3 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 5 The mezzanine floors as illustrated on the Proposed Floor Plan (Dwg No. 11428 05 PL P02 G) shall be retained and shall not be reduced in size to less than 246.9sqm in Unit 5a and 252.9sqm in Unit 5b.

Reason - To protect the vitality and viability of town/local centres in accordance with Policy EcW3 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

NOTES

Your attention is drawn to the following:-

Appeals to the Planning & Environment Decisions Wales:

- If you are aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Planning & Environment Decisions Wales under Section 78 of the Town and Country Planning Act 1990 (as amended).
- If you want to appeal, then you must do so within **six months** of the date of this notice, using a form which you can get from Planning & Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ. Alternatively you can use Planning & Environment Decisions Wales website (www.gov.wales/planningappeal) to complete your appeal.
- The Planning & Environment Decisions Wales can allow a longer period of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Planning & Environment Decisions Wales need not consider an appeal if it seems that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any Development Order and to any directions given under a Development Order.
- In practice, the Planning & Environment Decisions Wales does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices:

- If either the Local Planning Authority or Planning & Environment Decisions Wales refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).

PLEASE NOTE: THIS NOTICE RELATES ONLY TO A PLANNING DECISION AND DOES NOT RELATE TO OTHER LEGISLATION INCLUDING ANY LEGISLATION UNDER:

BUILDING REGULATIONS
LISTED BUILDING LEGISLATION
HIGHWAY LEGISLATION

IF PLANNING PERMISSION HAS BEEN GRANTED IT IS ADVISABLE TO ESTABLISH WHETHER ANY OTHER FORM OF CONSENT IS REQUIRED AND TO OBTAIN SUCH CONSENT BEFORE COMMENCING DEVELOPMENT

Please quote the application number in all correspondence.