

DELEGATED REPORT

Application No:	P/26/0001
Site Address:	Former Carpetright Unit Unit E Dowlais Top Retail Park Merthyr Tydfil CF48 2TA
Development:	New shopfront
Case Officer:	Gareth Davies
Site Visit:	14th January 2026
Application Expiry Date:	3rd March 2026
Consultation reply date expired:	28th January 2026

APPLICATION SITE

The application relates to the former Carpetright outlet located at the Dowlais Top Retail Park and is the middle one of the three units at this location. The site shares the retail park with Dunhelm, and B and M Bargains and car parking is also shared between these three units. Specifically, the application property is unit E a single storey purpose-built retail warehouse unit with a floorspace of approximately 930 sq. m. the property was previously occupied by Carpetright and has been vacant since that company went into administration in 2024.

The property is accessed via an access road from the Heads of the Valleys Road to the south of the site, and forms part of a wider retail offer in this area which also includes Asda to the south and a Lidl outlet to the south east.

PROPOSED DEVELOPMENT

The proposed development seeks planning permission for the installation of a new shopfront to the north west facing front elevation at the former Carpetright store replacing the existing dilapidated structure.

The existing shopfront will be stripped out in its entirety and replaced. The head of the shop front will be raised to its full height which includes the central entrance feature and the panelling to either side. These will be replaced with three new glazed shopfront panels.

The central entrance feature will have dimensions of 5.6m x 5m high and would feature 2no. bi-parting electronic doors with ground side screens to either side. Those on both flanks will have dimensions of 6.3m x 5m high. The glazing units will be set in an aluminium frame that will be a dark grey colour (RAL 7105).

PLANNING HISTORY

P/26/0006 – Lawful Development Certificate for the installation of roof mounted solar panels – Granted 04.02.2026

P26/0002 – Canopy and Roller Shutter Door – Not Yet Determined

P/25/0343 – Installation of plant, plant compound and bin store - Not Yet Determined

P/25/0342 – Provision of two illuminated signs - Not Yet Determined

P/25/0256 – Variation of condition 1 of planning permission P/95/0607 to enable the unit to be used for the sale of convenience goods, carpets and consumer durable goods , together with no more than 175 sq.m. gross floorspace of unrestricted ancillary comparison goods (Removal/Variation of Condition) – Granted 18th December 2025

P/96/0261 – Shop signs and poster panels – Approved with Conditions 16th August 1996.

P/95/0607 – Single storey retail unit – Approved with Conditions 1st March 1996.

CONSULTATION

Head of Engineering and Highways – No objections

Environmental Health Manager – no response received.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, site notices were placed in and around the site on 14th January 2026.

No objections or representations were received as a result of this publicity exercise.

POLICY CONTEXT

National planning policy

Future Wales – The National Plan 2040

Planning Policy Wales, Edition 12th Edition, February 2024:

Local planning policy

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

- Policy SW4 - Settlement Boundaries
- Policy SW11 - Sustainable Design and Placemaking

PLANNING CONSIDERATIONS

Principle of development

The application site is located within settlement limits as defined by the Merthyr Tydfil County Borough Council Replacement Local Development Plan. Accordingly, the principle of development is considered acceptable subject to compliance with other planning policies and relevant material planning considerations. Located within the primary growth area, the proposals will support the re use of a currently vacant building with an established acceptable use.

Character and visual amenity

The application property is located within a retail park characterised by a series of warehouse type retail outlets. The building is typical of the type in this area, similar in appearance and slightly smaller in size than those round about it. The building is currently vacant and has been since Carpetright went into administration and the consequence of it not being in use has been a deterioration in its character and appearance. The proposed introduction of a new shopfront will go some way to addressing this issue, particularly as the front elevation of the property appears to be the most worn. The restoration of use along with the introduction of a new glazed active shopfront would unquestionably improve the character and visual amenity of the area and is considered to comply with Policy SW11 of the Replacement Local Development Plan.

Residential amenity

As the nearest residential property is some 225m away and others considerably further with the intervening topography providing screening it is not considered that the proposals would have any impact on residential amenity in the locality. Consequently, the proposal is considered compliant with the requirements of Replacement Local Development Plan Policy SW11.

Car parking and highway safety

The Head of Engineering and Highways has raised no objections to this proposal and has not requested any conditions be attached to any permission that might be issued. The application property sits within its own car park which has ample space available to it. As such the proposed development is considered compliant with the requirements of Replacement Local Development Plan Policy SW11.

Other matters

It is not considered the replacement of the shopfront would raise any ecological issues though equally it is not beyond the scope of the proposals to deliver some net biodiversity benefit and an appropriate condition is included to address that matter.

CONCLUSIONS

The proposed new shopfront will deliver a vast visual improvement to the appearance of the building and is the first step in bringing this unused building back into beneficial use. As such a positive recommendation is made.

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 (Wales) 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 at 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.

RECOMMENDATION: **BE APPROVED** subject to 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: -

- Block and site location plan drawing no. ICE695-MERTHYR-SP01
- Revised shop front and layout plan drawing no. Ice695- Merthyr-Planning Rev 1A received 07/01/2026

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

3. **Prior to the opening of the store to the public** details of biodiversity enhancements to be incorporated into the approved works, together with a timescale for its implementation, shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancements shall be implemented in accordance with the approved details and retained in perpetuity thereafter.

Reason - To achieve net benefit for biodiversity in accordance with Planning Policy Wales and Policy EnW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 10.02.2026