

DELEGATED REPORT

Application No:	P/26/0002
Site Address:	Former Carpetright Unit E Dowlais Top Retail Park Merthyr Tydfil CF48 2TA
Development:	Canopy and new roller shutter door
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 the construction of a lean to canopy, and the partial blocking up of 1no. roller shutter opening to suit a new reduced store opening and installation of a new roller shutter.

The existing roller shutter on the long south western elevation of the property will be partially blocked up using brickwork to match the existing including the banding courses. A new roller shutter will be fitted 2m wide and 2.2m high. The roller shutter will be in the same light grey colour as the cladding on the upper levels of the external walls.

Over the reworked opening a canopy will be provided projecting 4m from the wall of the building and 6m wide. The canopy will be supported off steel pillars at its corners and would be fitted with plastic coated metal roofing sheets.

PLANNING HISTORY

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

P/26/0001 – New Shopfront - Not Yet Determined

P/25/0343 – installation of plant, plant cage, 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

Council Ecologist – No objections

Welsh Government Highways – No objections

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

The key considerations in the determination of this planning application are the principle of development itself, the visual impact of the proposed development and the impact of the proposed development on the general amenity of the local area.

The application site is located within settlement limits as defined by the Replacement Local Development Plan and on an established retail park. Given the circumstances and the fact that one of the most recent planning applications on this property has established that its use as an Iceland Food Warehouse is acceptable, by association so are the necessary alterations required to support that use as long as it is also compliant with other relevant policies of the Replacement Local Development Plan.

The visual impact of the proposed development is minimal, given its location to the side of the building and the rearranged openings and canopy are read as part of the wider store function facilitating safe delivery and management for the shop. These features are entirely in context given the use of the property and indeed other uses in the immediate vicinity and integrates effectively in that context. As such the proposed development is considered acceptable in terms of its impact on visual amenity and satisfies the requirements of Policy SW11 of the replacement Local Development Plan.

In terms of the impact of the development on the general amenity of the area, roller shutter doors and canopies are commonplace across the retail park and a number of stores around the site display similar features. It is not envisaged that these changes would result in any adverse impacts in terms of noise or any other nuisance given the location, other uses around and sensitive receptors such as residential properties being some distance away from the site. As such the proposals are considered acceptable in terms of their impact on the general amenity of the area and are compliant with the requirements of Policy SW11 of the Replacement Local Development Plan

CONCLUSIONS

The proposed rearrangement of access to the side of the store and introduction of a canopy are considered acceptable in terms of planning policy requirements and all other relevant planning considerations and 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-SP04
- Part ground floor plan and side elevations as existing & as proposed drawing no. ICE695-MERTHYR-PLN01

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

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 10.02.2026