

Our Ref: 298CRP250923

25 September 2023

David Cross  
Merthyr Tydfil County Borough Council  
Planning Department  
Unit 5 Triangle Business Park  
Pentrebach  
Merthyr Tydfil  
CF48 4TQ

Dear Mr Cross,

**Unit 5, Cyfarthfa Retail Park, Swansea Road, Merthyr Tydfil, CF48 1HY  
Proposed Subdivision into Two Units and Associated External Alterations**

Please find enclosed a planning application made on behalf of Corona Vulcan Merthyr Limited for the subdivision of vacant Unit 5 into two units (Unit 5A and Unit 5B) and associated external alterations.

It is proposed to subdivide the premises into two units comprising Unit 5A – 471.6sqm ground floor with 422.9sqm mezzanine; and Unit 5B – 482.8sqm ground floor with 411.3sqm mezzanine.

It is not confirmed at this stage whether the prospective new tenants will require the mezzanine floorspace. Therefore, the Applicant cannot accept a planning condition that requires that the mezzanine floorspace is installed in the subdivided units. It is proposed that a minimum unit size restriction reflects the smallest proposed ground floor area, i.e. that the premises shall not be subdivided into units of less than 471sqm metres gross internal area.

The application consists of the following:

- Completed planning application forms and Certificate A;
- Planning Statement (Burnett Planning, September 2023);
- Drawing 11428-05-PL-L01-B – Location Plan;
- Drawing 11428-05-PL-P01-B – Existing Floor Plans;
- Drawing 11428-05-PL-E01 – Existing Elevations;
- Drawing 11428-05-PL-P02-A – Proposed Floor Plans;
- Drawing 11428-05-PL-E02 – Proposed Elevations;

Please contact Colin Burnett at this office if you have any queries or require further information.

Yours sincerely

*Burnett Planning & Development Limited*

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