

DELEGATED REPORT

Application No: P/26/0006

Site Address: Former Carpetright
Unit E
Dowlais Top Retail Park
Merthyr Tydfil
CF48 2TA

Development: Installation of solar panels

Case Officer: Gareth Davies

Site Visit: 22nd December 2025

Application Expiry Date: 6th March 2026

Consultation reply date expired:

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

A Certificate of Lawful Development is sought for the installation of solar panels on both roof slopes of the building, which would include a total of 316 panels, with both slopes accommodating two blocks of 79 panels each in 4 equal blocked panel arrangements. The applicant has confirmed that the solar panels would be set back from all edges of the roof by more than 1m and would not project more than 200mm above the roof plane.

PLANNING HISTORY

P/26/0002 – Lean to canopy and alterations to roller shutter door – Not Yet Determined

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.

PUBLICITY

No publicity exercise has been undertaken

CONSULTATION

No consultation exercise has been undertaken

POLICY CONTEXT

The determination of this application does not concern itself with the planning merits of the case consequently there are no local development plan policies that need to be taken into consideration.

PLANNING CONSIDERATIONS

The proposed development is considered to constitute 'Permitted Development' by virtue of Class A of Part 43, Schedule 2 of the Town and Country Planning (General Permitted Development) (amendment) (Wales) Order 2019 for the following reasons:

- 1. The solar panels would be installed on a pitched roof and would not protrude more than 20cm beyond the roof plane;*
- 2. The solar panels would not be installed within 1m of the external edge of the roof;*
- 3. The building is not located on article 1(5) land, is not a listed or within the curtilage of a listed building or designated as a scheduled monument.*
- 4. The building is not within 3km of the perimeter of an airport or aerodrome.*

In addition, the siting of the solar panels is considered to comply with the relevant conditions relating to impact of the external appearance of the building, amenity of the area and glint or glare.

It is therefore recommended that the application be approved.

RECOMMENDATION: BE APPROVED for the following **REASON:**

1. The proposed solar panels constitute "permitted development" by virtue of class A of Part 43 of Schedule 2 of the Town & Country Planning (General Permitted Development) (Amendment) Wales) Order 2019.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 04.02.2026