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05 July 2024

Merthyr Tydfil County Borough Council
Town Planning Division
Unit 5
Pentrebach
CF48 4TQ

Dear Sir/Madam,

PLANNING APPLICATION FOR EXTERNAL ALTERATIONS – NANDO’S, UNIT 3, MERTHYR TYDFIL LEISURE VILLAGE, MERTHYR TYDFIL CF48 1UT

We have been instructed by our client, Nando’s Chickenland Ltd, to submit the enclosed planning permission for external alterations at the address above. The application has been submitted online via the Planning Portal (ref. PP-13218409) and the requisite fee of £230, inclusive of the planning portal administration fee, has also been paid online.

In accordance with national and local validation requirements, the following documents have been submitted with the application:

- Completed Planning Application Forms;
- Completed CIL Forms;
- Site Location and Block Plan;
- Existing Floor Plans (drawing no. 112 157 900);
- Existing Elevations (drawing no. 112 157 902);
- Proposed Floor Plans (112 157 901); and,
- Proposed Building Elevations (112 157 903).

Site Description

The application site comprises an existing ground floor Nando’s Class E(b) restaurant unit located in the Merthyr Tydfil Leisure Village in the South Wales Valleys.

The leisure village is developed over 100,000 sq. ft and is made up of several buildings that include retail, commercial and leisure uses. The Nando’s is located in the primary host building of the park, between a cinema and a bowling alley. Additional restaurant and cafés are located in the immediate surroundings.

Planning History

Using the Merthyr Tydfil County Borough Council planning history search, there are limited online planning information and applications available in relation to this site.

Advertisement consent was granted 27 October 2008 for the “*erection of fascia sign*” (ref. P/08/0428).

Subsequently, an application for advertisement consent was granted for the “*installation of illuminated sign to front elevation of building*” on 23 March 2010 (ref. P/10/0067).

Application Proposals

The application proposals seek the necessary alterations to the shopfront in line with the refurbishment of the Nando's restaurant unit. The proposals are set out below, with further information provided via the enclosed drawings.

The application proposals are modest, with most works seeking to make simple updates to the existing shopfront exterior. The low-level windows will receive new glazing, with a stallriser at the bottom to be installed with brick slip cladding, whereas the high-level windows will now employ printed decorative panelling. The main and service entranceways will be replaced with glazed doors with decorative manifestations to tie in the high-level window panelling. The frontage of the unit will continue to be primarily glazed which will continue to allow more than sufficient natural light into the premises, contributing to an enjoyable and pleasant working and dining environment.

Furthermore, the proposals seek for a change to the location of the existing access hatch. This hatch will now include a foldable shelf located and will be located within the existing shopfront window. At 900mm by 900mm, the hatch is modest in scale, and simply seeks to improve the Nando's restaurant operations at this unit.

In conjunction with the proposed, the application also seeks to make good of the shopfront, including refurbishing the existing menu board sign and the Nando's fascia sign that will both be removed, cleaned, and ultimately reinstated onto the fascia.

Overall, the modest changes to the shopfront will work together to create a more eye-catching façade of which its updates reflect the current Nando's branding identity.

Planning Policy

The statutory development plan for the application site comprises the Adopted Merthyr Tydfil Replacement Local Development Plan 2016-2031 (2020), Merthyr Tydfil Policy Map (2020) and the Merthyr Tydfil supplementary planning documents. The Planning Policy Wales (PPW, 2024) and Future Wales: The Wales National Plan (2021) is also of material consideration for this application.

The site is not identified as falling within any local policy designations. Additionally, the site is not locally nor nationally listed, and is not located within a conservation area. The site also falls within Flood Zone 1, indicating a low level of flood risk.

Future Wales: The Wales National Plan (2021)

This document sets out the overall development framework for Wales. Furthermore, the plan indicates how planning decisions and policies are created and implemented.

Planning Policy Wales (PPW, 2024)

Chapter 3 'Strategic and Spatial Choices' of the PPW sets out several key factors in how development should work towards effective placemaking. Furthermore, proposals are expected to employ well-designed and sustainable places that are accessible and work towards supporting the growing infrastructure.

Regarding the development of shopfronts, **Chapter 6 'Distinctive and Natural Places'** sets out how proposals should keep in the character or appearance of its surroundings.

Adopted Merthyr Tydfil Replacement Local Development Plan (2020)

Policy SW11 'Sustainable Design and Placemaking' states that development must contribute towards the creation of attractive and sustainable places through high quality, sustainable and inclusive design.

Guidance Note No. 4 – Shopfront Design

Further guidance regarding shopfronts is provided in this document, setting out the important structural elements that make up the character of a shopfront. Of note, stallrisers are considered acceptable and encouraged to further frame the façade, with further importance placed on the entrance appearance of the unit, through accessible doors and windows.

Planning Considerations

The proposals seek planning permission for alterations to the existing shopfront of the Nando's unit within the Merthyr Tydfil Leisure Village. The key considerations for this application are design and impact on surrounding amenity, if any.

The proposed minor shopfront alterations are limited to modest updates to the tired exterior to give new life to the Nando's restaurant unit. The application proposals seek for alterations to the existing shopfront, with no further structural elements or clutter to be placed onto the façade. The new glazing to the windows, as well as the replacement doors, are to create a more vibrant and welcoming entranceway.

The replacement hatch will be moved slightly, now employing a more modern and accessible design, inclusive of a shelf, that will help further facilitate the unit's restaurant operations. The overall external works seek to make good of the shopfront and make a more cohesive and welcoming shopfront for customers, whilst also improving the overall functionality and operation of this popular restaurant use.

Regarding amenity, the shopfront alterations are not considered to be of detriment to the host building nor the neighbouring properties. This application does not seek to change the use, nor add any additional signage or structural elements to the shopfront, it simply modifies the existing.

Given existing context of the Merthyr Tydfil Leisure Village complex, these proposals are not considered to be out of character for the highly commercialised area and are not considered to have a negative impact on the amenity and will not impede on pedestrian or highway safety.

Conclusions

Overall, the application proposals are modest in scale, replacing the outdated elements of the shopfront to introduce a fresher and more interesting shopfront that better aligns with Nando's design identity and branding which will continue to maintain a vibrant and attractive restaurant use within the wider Merthyr Tydfil Leisure Village.

It is therefore considered that the proposals successfully adhere to the identified planning policies at all levels and should be supported on this basis.

I trust that you have sufficient information to enable a positive determination of the applications. However, should you need any further information, please do not hesitate to contact me.

Yours faithfully,



SAM HARPER
Director

Enc.