

DPP Planning

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Sir/Madam
Caerphilly County Borough Council
Penallta House
Tredomen Park
Ystrad Mynach
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Ref: L0005.5085CA

Date: 16 January 2023

Dear Sir/Madam

Proposed demolition of the existing Unit M and erection of Class B1/B2/B8 units together with associated parking at the Prince of Wales Industrial Estate, Abercarn, NP11 5AR.

We are instructed by Starburst UK Limited to submit a full planning application for the demolition of the existing Unit M and erection of Class B1/B2/B8 units together with associated parking at the Prince of Wales Industrial Estate, Abercarn, NP11 5AR.

The application comprises the following

- Application forms duly completed and signed;
- Certificate A and Agricultural Holding Certificate duly completed and signed;
- Proposed Industrial Units -Sections, Roof Plan and Elevations (Drawing no. 221131-3);
- Proposed Industrial Units – Block Plan/Site Layout (Drawing no. 221131-2A);
- Standard Details of Cycle and Bin Stores (Drawing no. 221131-4);
- Proposed Site Location Plan (Drawing no. 221131-5A); and
- Plan as Existing (Drawing no. 221131-1A).

Please note that the requisite planning application fee of £ 8,740.00 is being submitted under separate cover.

Background

The application site comprises a parcel of land which contains an existing industrial unit and an associated area of hardstanding. The boundary of the site is well screened by existing trees and shrubs which largely act to screen the site from the adjacent highways.

This site falls within the settlement boundary of Abercarn and the Prince of Wales Industrial Estate. The development plan protects the Prince of Wales Industrial Estate for employment use (Policy EM2) and designates it as a Secondary Site in the employment hierarchy.

In terms of the sites surrounding context, the area is characterised by predominantly commercial and industrial uses, as would be expected within an industrial estate. Abercarn Fire Station is however located immediately south of the site, whilst residential areas are found to the east of the site beyond the A467. The Ebbw River is found to the west of the site and is separated from the site by Darren Drive.

Access to the site is currently afforded via an internal estate road which connects to Darren Drive. The connects to the A467 to the north east of the site. The A467 provides good connectivity between the Heads of Valley Road (A465) to the north and to junction 28 of the M4 to the south.

The proposal is considered appropriate to, and compatible with, the surrounding uses within the industrial estate.

Proposal

The proposal comprises the demolition of Unit M currently found at the site and the erection one Class B1/B2/B8 units at the Prince of Wales Industrial Estate. The proposal will see an alternative layout on the site compared to that of the existing unit, with the proposed building to be located on the western boundary of the site.

The gross internal area of the building is 1404m² and the total site area comprises 0.49 hectares. The proposed building comprises 10 bays and has the potential to be subdivided into a number of units of varying size subject to operator demand. Such flexibility will assist in the marketing and letting of the unit(s). Based on Starburst's extensive development experience throughout South Wales, the proposal is regarded as ideal in meeting the operational requirements of a wide range of Class B1/B2/B8 businesses – an important benefit and material consideration.

The design and proportions of the proposed building will complement that of the surrounding industrial properties. Traditional cladding in grey together with blue roller-shutter doors and rainwater goods represent key features of the proposal. Nine of the ten bays are to be provided with this roller shutter door whilst all bays will have a single door front and rear access.

The existing access to the site which is achieved from an internal estate road which connects to Darren Drive will remain.

In terms of parking, one cycle store will also be provided on site with capacity for 6 bicycles. 28 car parking spaces will also be provided including 1 disabled spaces; 2 electric vehicle charging bays; and 8 bays for light commercial vehicles. There will also be space for motorcycle parking.

In line with the relevant statutory provisions, DPP will be undertaking the necessary Pre-Application Publicity and Consultation. The Statement which will ultimately accompany this application will set out the scope and nature of the publicity undertaken, and the extent to which, if any, it has been necessary to amend the application proposal.

Policy

As indicated above, based on the subject site's policy designation credentials, the application proposal is considered to be fully compliant with the ambitions of Local Development Plan Policy EM2. The site is also benefits from being located within the settlement boundary for Abercarn, with Policy SP5 promoting development within such locations.

Furthermore, the application proposal also accords with Section 5 of Planning Policy Wales which relates to economic development, and the promotion of delivering a strong economy and enterprising places across Wales. Consequently, the application proposal is "full-square" with local and national planning policy aimed at promoting job creation and economic growth.

Turning to parking-related considerations, the level and nature of provision proposed is considered acceptable in terms of the relevant guidelines. Moreover, the proposed new access arrangement is also considered to be compliant with relevant standards.

With regards to flood related matters, although the site is located in flood zone C2, the type of development is recognised as at low vulnerability to flooding. The site is subject to no other technical designations.

Conclusions

Taking into account the proposal's significant degree of policy compliance, together with the absence of any material harm, the planning balance is, in our judgement, very firmly in favour of the proposed development. This conclusion is reinforced, due to the allocation of the site within a secondary protected employment location and the potential of the proposal to make an important contribution towards job creation and economic growth, in line with local and national policy objectives – the importance of which is increased in light of the adverse economic impact of the Coronavirus pandemic.

In light of the foregoing, we do not envisage any legitimate reason why planning permission for this application proposal should not be forthcoming. However, should you have any queries or require any further information/clarification, please do not hesitate to contact me.

Yours faithfully,

GES
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Consultant
DPP
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