



Cyngor Bwrdeistref Sirol
MERTHYR TUDFUL
MERTHYR TYDFIL
County Borough Council

HEARING SESSION 5
COMMERCIAL, RETAIL, LEISURE AND TOURISM DEVELOPMENT
ACTION POINT 5.2 – COUNCIL RESPONSE

Action Point

Council to identify all 4 out-of-town retailing areas in LDP paragraph 6.8.54.

Council's Response

This statement has been prepared by the Council in response to an issue that arose at Hearing Session 5. The Council's Hearing Statement for Matter 5.3 (c) proposed the inclusion of new reasoned justification under policy EcW6 to clarify the sequential test approach for bulky showroom retailing. This provided examples of existing out of town retailing areas where bulky showroom retailing takes place but did not an exhaustive list. It was considered that all existing out of town retailing areas that might be appropriate for this retailing should be identified in the paragraph in order to be consistent with PPW paragraph 4.3.23. Accordingly, the below amendment will be included in the Council's schedule of Matters Arising Changes.

Matters Arising Change

6.8.54 Some types of retail store, such as those selling bulky goods and requiring large showrooms, may not be able to find suitable sites or buildings within the County Borough's existing retail centres. Where this is the case such stores should in the first instance be located on existing out of centre sites close to existing centres where bulky goods and showroom retailing may be appropriate. These out of town retailing areas comprise Cyfarthfa Retail Park, Trago Mills, Triangle Business Park and Dowlais Top Retail Park. Where such sites are not available or suitable, other sites at the edge of retail and commercial centres, followed by other out-of-centre locations may be considered, subject to application of the needs and impact tests.