



Our Ref: 2538/03

Your Ref:

26th May 2026

Unit 5,
Triangle Business Park,
Pentrebach,
Merthyr Tydfil,
CF48 4TQ

BY ELECTRONIC SUBMISSION

To whom it may concern,

Please find enclosed a full application for development proposed at BikePark Wales in relation to Bike Park Wales (Reference: PP-14954950).

We act on behalf of Bike Park Wales as planning consultants and submit herewith our full application, which relates to the provision of 21.no bike storage containers at the Park.

The following documentation will be submitted as part of this application:

- Site Location Plan
- Masterplan
- Elevations Plan (front, side and rear).
- Floor Plan
- Images showing materiality, colour and scale.

Planning History

The site has a number of historical planning applications, including application **(P/19/0073): Provision of 36 camping pods and 5 chalets, erection of shower/toilet block and creation of play and picnic area. Construction of new parking area (150 spaces) with overflow carpark (46 spaces), together with a trail maintenance yard, new highway access routes, ground profile works, drainage, infrastructure and landscape works.** The approved scheme was amended via the 2022 permission **(P/22/0192): Provision of 29 camping pods, changing village, vehicle workshop, children's play area and associated access, drainage and landscape infrastructure.**

Currently, both applications are subject to NMA's, in determination. **These relate to P/26/0101: Non-material amendment to planning permission P/22/0192 involving changes to the external appearance of the Shepherds huts an increase in number of shepherd's huts, a reduction in the number of pods, provision of**

hard standing area for camper vans, changes to pathways the internal layout of the shower block and drainage routes; **and P/26/0011:** Non material amendment to planning permission P/19/0073 for adjustments to the chalet position, elevation design (position of windows and doors), changes to the internal floor layout and use of external materials. The addition of an ancillary free-standing bike lockers. Minor changes to layout around chalets including repositioning of pathways and to allow access to bike lockers.

As part of the NMA relating to the main accommodation area (P/26/0101), it was agreed with the LPA that the introduction of the bike sheds could not be included as part of the NMA and therefore requires a standalone application.

Design

The bike sheds will be located adjacent to the accommodation units and be grey in colour to suit the woodland appearance and the accommodation units. They will be integrated on the levels created for the accommodation units, meaning they will not result in additional intrusion to the ground or impact on retained trees. This approach will also ensure no additional impacts on ecology.

There are two types of bike shed containers proposed to be used, the dimensions for the containers are 2.2 m x 0.95m and 2.7m x 1.5m, as shown on the submitted elevation plan. The smaller type is proposed for the Shepherd Huts, while the larger type would be located next to the Pods, as shown on the Masterplan. These dimensions ensure that the containers remain subservient to the accommodation units they serve.



Figures 1 and 2: Images showing the materiality, colour and scale of the bike shed / bike containers.

Drainage

Given the small plan areas of the storage sheds, run-off will be to the ground. The previously approved surface water drainage strategy for this area allows for all water falling within the area of the shepherds' huts (7,940m²) to go to ground and consequently filter as greenfield run-off into a swale above the access road. This swale is connected to the underground storage crates situated beneath the car park located to the north of the application and is covered by a SUDS consent.

Green Infrastructure Statement

These small, moveable bike lockers will sit on stone hard standings created as part of the accommodation units and will not have foundations. They will be covered by the pre-approved lighting scheme, recently updated under permissions P.19.0073 and P.22.0192, with no additional external lighting required.

The location for the bike lockers has been covered under an EIA as part of the aforementioned applications, and the woodland in which they are situated is subject to a planting scheme which will not be impacted by the siting of the bike sheds. The containers will not result in the loss of trees, or create any further loss of habitat areas.

Further, the proposals are minor parts of a wider masterplan proposal that includes extensive biodiversity enhancement and management of the local woodland, which will ensure the development is sustainable on biodiversity grounds. The woodland is subject to a Habitat Management Plan, Wildlife Protection Plan and CEMP to cover the construction period. Based on the above, the proposals meet the avoidance principles of the Stepwise approach recommended in Planning Policy Wales.

Planning Policy

The proposal is considered to comply with the following policies of the Merthyr Tydfil Replacement Local Development Plan (2016 - 2031), including:

- The proposed works are appropriate to their local context in terms of scale and materials, would not cause unacceptable harm to the character and quality of the landscape setting, and therefore comply with Policy SW11 Sustainable Design and Placemaking and Policy EnW5 Landscape Protection.
- The proposed works would have no impact on people, residential amenity, property and / or the natural environment and avoid unnecessary flood risk, demonstrating compliance with Policy EnW4 Environmental Protection.
- The proposed works would have no impact on trees, protected species or habitats, biodiversity will also be maintained and managed on site, in line with Policy EnW1 Nature Conservation and Ecosystem Resilience.

To conclude, on the basis of the planning history, the nature of the development, and suitability on planning policy grounds, the proposals are considered to be suitable for the grant of planning permission.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'L. Hopkins', is written over a light grey rectangular background.

Liam Hopkins, Director, Enc.