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Your reference: CSC1001

7 March 2023

Mrs Judith Jones
Head of Planning
Planning & Countryside Division
Merthyr Tydfil County Borough Council
Unit 5 Triangle Business Park
Pentrebach
Merthyr Tydfil
CF48 4TQ

Dear Mrs Jones,

**Planning application for mixed leisure development
Land to the south west of the A470/A4102 roundabout at Rhydycar West, Merthry Tydfil**

We are instructed by our client, Marvel Ltd, to submit the enclosed outline planning application for:

the erection of a mixed leisure development comprising Indoor Snow Centre (up to 39,200m²), Waterpark (up to 7,50m²), Indoor Activity Centre (up to 9,000m²), Outdoor Activity Centre, Hotel Accommodation (up to 418 bedrooms), Woodland Lodge accommodation (up to 30 units), car parking (up to 830 spaces) and associated earthworks, access, drainage, servicing and utilities connections/infrastructure.

All matters are reserved.

The application is accompanied by the following documents:

- Application Forms and Certificates
- Planning Statement
- Project Overview
- Pre-Application Consultation Report
- Design and Access Statement
- Strategic Economic Benefits report
- Sustainability Strategy
- Energy Strategy
- Heads of Terms for a Conservation Management Plan
- Arboricultural Impact Assessment
- Drawings:
 - Site Location Plan (RHDR HMA-LE-ZZ-DR-A-PL-001 Rev P3)
 - Existing Site Plan (RHDR HMA-LE-ZZ-DR-A-PL-002 Rev P3)
 - Combined Constraints Plan (RHDR HMA-LE-ZZ-DR-A-PL-003 Rev P3)
 - Outline Masterplan (RHDR HMA-LE-ZZ-DR-A-PL-010 Rev P3)
 - Development Parameters Plan (RHDR HMA-LE-ZZ-DR-A-PL-011 Rev P3)
 - Development Parameter Sections 1 (RHDR HMA-LE-ZZ-DR-A-PL-110 Rev P2)
 - Development Parameter Sections 2 (RHDR HMA-LE-ZZ-DR-A-PL-111 Rev P2)
 - Development Parameter Sections 3 (RHDR HMA-LE-ZZ-DR-A-PL-112 Rev P2)
 - Illustrative Masterplan (RHDR HMA-LE-ZZ-DR-A-PL-020 Rev P3)



- Illustrative Masterplan Sections 1 (RHDR HMA-LE-ZZ-DR-A-PL-120 Rev P2)
- Illustrative Masterplan Sections 2 (RHDR HMA-LE-ZZ-DR-A-PL-121 Rev P2)
- Site Sections Reference Plan (RHDR HMA-LE-XX-DR-A-97-0000 Rev P3)
- Boundary Sections – Main Access Road (RHDR HMA-LE-XX-DR-A-97-0001 Rev P3)
- Boundary Sections – Spa/Snow Centre (RHDR HMA-LE-XX-DR-A-97-0002 Rev P2)
- Boundary Sections – Resort Road (RHDR HMA-LE-XX-DR-A-97-0003 Rev P2)

An Environmental Statement forms part of the Application submission, covering the following topics:

- Socio-Economics;
- Greenhouse Gas Emissions and Climate Change;
- Ground Conditions;
- Ecology and Nature Conservation;
- Traffic and Transport;
- Archaeology and Cultural Heritage;
- Hydrology and Hydrogeology;
- Landscape and Visual Impact Assessment;
- Water, Drainage and Flooding;
- Noise;
- Air Quality;
- Lighting;
- Human Health
- Utilities

The following documents form part of the Environmental Statement as Technical Appendices:

- Construction Methodology
- Geo-Environmental Assessment (including Coal Mining Risk Assessment)
- Ecological Surveys
- Transport Assessment
- Travel Plan
- Archaeology and Heritage Baseline Assessment
- ASIDOHL2 Assessment
- Hydrology and Hydrogeological Desktop Assessment
- Flood Consequences Assessment and Drainage Strategy
- Noise Assessment
- Air Quality Assessment
- Lighting Assessment

The requisite fee for this application of £44,980 will be made via bank transfer with the reference “Rhydyar West”.

We have made the application submission on line via the Planning Portal. However, due to the number and file size of the supporting documentation, we have uploaded the minimum documentation via the Portal and have file transferred the full submission to you via your file sharing site <https://merthyrctbc.egressforms.com/>.

We trust this submission is in order and look forward to hearing from you in due course.

Yours sincerely



Peter Waldren
Director
CarneySweeney

Encl

Cc Rhydyar West client team

