

BikePark Wales

Pre Application Consultation Report

September 2023



theurbanists

Contents

1. Introduction	3
2. Notification	4
3. Declaration	9
4. Consultation Responses	11
5. Responses to Statutory Consultees	12
6. Conclusion	14
7. Appendices	15

1. Introduction

This Pre-Application Consultation (PAC) Report has been prepared to accompany a planning application for new mountain bike trails at the BikePark Wales facility.

The report describes the consultation that has been undertaken to satisfy the requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended 2016). The Order requires all applicants proposing 'major' development to consult landowners adjacent to the application site and key stakeholders prior to submitting the planning application, and to demonstrate how consultation responses received have been considered and managed.

Table 1: Welsh Government's requirements for Pre-application community consultation.

Requirements	Report Reference
A copy of the site notice	Appendix 1
A copy of the notices given to owners and occupiers, councillors, town and community councils, and specialist consultees	Appendix 1 and 2
A summary of all issues raised and how they have been addressed	Section 5
Copies of all responses received from specialist consultees with an explanation of how they have been addressed	Section 5 and Appendix 3

2. Notification

It is hereby confirmed that the applicant has complied with section 61Z Town and Country Planning Act 1990 (as amended) and that this report complies with article 2F Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended), as set out below.

This section provides information relating to the notification processes that took place in accordance with the statutory requirements of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2012. The following actions were undertaken:

- Schedule 1B notices were served on community consultees and those with an interest in the adjoining land;
- Schedule 1C (Art. 2D) notices were served on specialist consultees; and
- Bilingual (English and Welsh) Schedule 1B notices were displayed in various locations around the application site as shown in Figure 2.

Table 2: The notification process.

Task	Date
Planning application uploaded to the Urbanists website	05/07/23
Notices posted and emailed to landowners, community and specialist consultees	05/07/23 - 06/07/23
Website live	05/07/23
Notices placed on site	05/07/23
Notification period start (day 1)	07/07/23
Notification period end (day 28)	03/08/23

Table 3: Community consultees and adjacent landowner notification.

Name	Address	Notice Served Date	
Adjacent Landowners		Email	Post
Natural Resources Wales	Natural Resources Wales Rivers House Fortran Road St Mellons Business Park Cardiff CF3 0EY	06/07/23	
Mr Mansell Short	Land adjacent to BikePark Wales		05/07/23
Norah Theresa Thomas	Norah Theresa Thomas 2 Caerleon Grove, Merthyr Tydfil, CF48 1JH		05/07/23
Penrhiw Ronen Farm	Penrhiw Ronen Farm Merthyr Tydfil Mid Glamorgan CF48 4TT		05/07/23
Name	Email Address	Notice Served Date	
Community Consultees		Email	Hand Post
Councillor B Carter	brent.Carter@merthyr.gov.uk	06/07/23	
Councillor G Lewis	gareth.lewis@merthyr.gov.uk	06/07/23	
Councillor A W Price	anna.williams-price@merthyr.gov.uk	06/07/23	

Table 4: Specialist consultee notification.

Name	Address	Notice Served Date	
Specialist Consultees		Email	Hand Post
Dŵr Cymru Welsh Water	Dwr Cymru Welsh Water Fortran Road St Mellons Cardiff CF3 0LT	06/07/23	
CADW	Welsh Government Ty'r Afon Coed Bedwas Road Caerphilly CF83 3WT	06/07/23	
NRW	Rivers House St Mellons Business Park St Mellons Cardiff CF3 0EY	06/07/23	
Welsh Government Highways	Crown Building, Cardiff, CF10 3NQ	06/07/23	
Merthyr Highways		06/07/23	
Coal Authority	Coal Authority 200 Lichfield Lane Mansfield Nottinghamshire NG18 4RG	06/07/23	

Figure 1: Extract from The Urbanists website advertising the Pre-Application Consultation.

Proposed new mountain bike trails and access track at BikePark Wales

We are pleased to announce that we will soon be submitting a planning application for new mountain bike trails and an access track at BikePark Wales, Gethin Woodland Centre, Abercarnaid, Merthyr Tydfil, CF48 1YZ.

The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 requires draft planning applications to be available for comments for a minimum period of 28 days prior to formal submission to the Council.

The usual planning consultation procedures will still be followed by the Council whilst determining the application.

The draft planning application documents are therefore available to download from this page of our website:

Application Forms

Drawings

Site Location Plan

Trail 1

Trail 2

Trail 3

Trail 4

Trail 5

Trail 6

Trail 7

Trail 8

Trail 9

Trail 10

Trail 11

Trail 12

Trail 13

Trail 14

Trail 15

Trail 16

Trail 17

Trail 18

Trail 19

Trail 20

Trail 21

Trail 22

Trail 23

Trail 24

Trail 25

Trail 26

Trail 27

Existing Trails

Skills Area A

Skills Area B

Bench Cut

Pavement Construction

Overfill Construction

Grade Reversal

Berm

Drop Off

Tabletop

Roller Double

Culvert

Proposed Trails with Existing

Proposed Trails without Existing

Figure 2: Extract from The Urbanists website advertising the Pre-Application Consultation.

Proposed Access

Uplift Tracks

Link Trail 1

Link Trail 2

Link Trail 3

Link Trail 4

Link Trail 5

Link Trail 6

Link Trail 7

Climb Trail 1

Climb Trail 2

Climb Trail 3

Climb Trail 4

Climb Trail 5

Climb Trail 6

Climb Trail 7

Climb Trail 8

Climb Trail 9

Road Section B Specification

Reports

Arboriculture Method Statement

BikePark Wales Trail Development Plan

Design and Access Statement and Business Case

Ecology Report

Ecology Report Appendix 1

Should you wish to make any comments on the proposed application please address them to:
planning@theurbanists.net

or

The Urbanists, The Creative Quarter, 8a Morgan Arcade, Cardiff, CF10 1AF by the 3rd August

3. Declaration

This section provides the declaration that site notices were displayed in accordance with the statutory requirements. Two Schedule 1B (Appendix 1) notices were displayed for a minimum of 28 days in locations as shown in Figure 2 below.

Figure 3: The location of Schedule 1B notices on and around the site.



Figure 4: Photographs of site notices.



4. Consultation Responses

During the notification no consultation responses were received from community consultees, nor the adjoining landowners. Responses were received from some specialist consultees as detailed below.

Table 5: Specialist consultee responses.

Specialist Consultee	Date of Response
Dŵr Cymru Welsh Water	21/07/23
CADW	27/07/23
Natural Resources Wales	08/08/23 (Extension agreed)
Merthyr Highways	Na
Welsh Government Highways	01/08/23
Coal Authority	26/07/23

The representations provided by consultees to the Pre-Application Consultation are summarised and responded to below.

5. Statutory Consultee Responses

Specialist Consultee: Cadw

Requested further information on the impact of the development on the Merthyr Tydfil landscape of outstanding historic interest.

Response: The proposed development is minor in nature; the proposed trails would be surface level, require minimal excavation and largely be concealed by forestry plantation and therefore be largely invisible and result in a negligible impact on the landscape. The proposed and ongoing use of the Gethin Woodland for BikePark Wales also ensures that the woodland is not commercially harvested, which would have a severe impact on the current character of the historic landscape. In previous proposals for development at BikePark Wales the impact of the works on the historic landscape has been considered, and a technical note shall be prepared to quantify the impacts of the proposed development, which are considered to be negligible.

Specialist Consultee: Dwr Cymru Welsh Water (DCWW)

No objection raised as no foul drainage connection is required.

Response: No response required.

Specialist Consultee: Natural Resources Wales

Requested further quantification on the impact of development on Great Crested Newts.

Response: Following review of the response the proposed bike trail that would extend the operation of the Park north beyond the existing operational area has been removed. It is thus considered that there will be no impact on Great Crested Newts and the Preliminary Ecological Appraisal fully accounts for the potential ecological effects of the development.

Specialist Consultee: Coal Authority

No objection raised, but raised the need for a Coal Mining Risk Assessment.

Response: The proposed development is for mountain bike trails and some new access tracks. This would require minimal surface excavations and not at the depth that would interface with any previous coal workings. The proposed excavations of the access tracks are detailed in the planning application. The area where development has been proposed has been subject to operational forestry works and has thus been subject to far larger plant than that proposed as part of the development. Known mapped coal mining features have been avoided. It is thus considered that there is negligible risk posed by previous coal workings.

Specialist Consultee: Welsh Government Highways

No objection was raised, but the response requested the reinstatement of road markings in accordance with the Traffic Signs Regulations and General Direction (TSRGD). The response observed that road markings on the private access road to the Park have degraded over time and requested that details for reinstatement are agreed before planning permission is granted.

Response: It is understood that any road markings are located on land owned by SEWTRA and not Natural Resources Wales and by default BikePark Wales, who could not then be held responsible for reinstatement. Clarification has been sought on the position.

6. Conclusion

This Pre-Application Consultation (PAC) Report has been prepared to accompany a planning application for new mountain bike trails at the BikePark Wales facility.

The report describes the consultation that has been undertaken to satisfy the requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended 2016). The Order requires all applicants proposing 'major' development to consult landowners adjacent to the application site and key stakeholders prior to submitting the planning application, and to demonstrate how consultation responses received have been considered and managed.

7. Appendices

7.1 Statutory Consultee Responses

7.2 Notices

Liam Hopkins
The Urbanists
Cardiff Studio
The Creative Quarter
8A Morgan Arcade
Cardiff, CF10 1AF

Ein cyf/Our ref: CAS-222309-H7R7
Eich cyf/Your ref:

Dyddiad/Date: 08 August 2023

Annwyl Syr/Madam/Dear Sir/Madam,

**STATUTORY PRE-APPLICATION CONSULTATION – TOWN AND COUNTRY
PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 AS
AMENDED**

BWRIAD/PROPOSAL: NEW MOUNTAIN BIKE TRAILS AND AN ACCESS TRACK

**LLEOLIAD/LOCATION: BIKEPARK WALES, GETHIN WOODLAND CENTRE,
ABERCANAID, MERTHYR TYDFIL, CF48 1YZ**

Thank you for providing a requisite notice to us under Article 2D of the above Order. We received a copy of your proposed application on 05 July 2023.

We have concerns with the application as proposed because inadequate information has been provided. To overcome these concerns, you should provide further information in your planning application regarding great crested newts, a European Protected Species. If this information is not provided, we may object to the planning application when formally consulted by the planning authority. Further details are provided below.

European Protected Species

Great crested newts and their breeding sites and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Where these species are present and where a development proposal is considered likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three requirements set out in the legislation. A licence may only be authorised if:

- i. The proposed works to be authorised satisfy an appropriate derogation purpose, which in the case of development are for the purposes of preserving public health or safety, or for other imperative reasons of overriding public interest, including those of

- a social or economic nature and beneficial consequences of primary importance for the environment;
- ii. There is no satisfactory alternative; and
 - iii. The action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

Paragraph 6.3.7 of Technical Advice Note 5: Nature Conservation and Planning (TAN5) states that the planning authority should not grant planning permission without having satisfied itself that the proposed development either would not impact adversely on any European Protected Species on the site or that, in its opinion, all three conditions for the eventual grant of a licence are likely to be satisfied.

We have reviewed the following information submitted in support of the application:

- Ecological Impact Assessment document titled *PROVISION OF NEW BIKE TRAILS AT BIKE PARK WALES SITE, GETHIN FOREST* by Hawkeswood Ecology, dated April 2023
- Drawing number OT-BPW22-D03 titled *PROPOSED TRAILS* by Back On Track Mountain Bike Solutions Ltd, dated 06.04.23

We note that multiple ponds with records of great crested newts lie within 150-300 metres from proposed new mountain bike trails as shown on the above drawing. While it is acknowledged within the above EclA report (page 8) that great crested newts are known to be present in pools within the Rhydycar West Site of Importance for Nature Conservation (SINC), the potential for the presence of the species within working areas appears not to have been considered to date. The works as proposed have the potential to adversely impact on great crested newts and their terrestrial habitat.

We advise that additional information is sought from the applicant to determine the potential impacts of the scheme upon great crested newts.

We advise that a comprehensive conservation plan for GCN will be required prior to the determination of the application. We advise that the conservation plan includes, but is not limited to, the following:

- An assessment of impacts during the construction and operational phases of the scheme. This to include an evaluation of the nature, extent and duration of the likely direct and indirect impacts of the development. This assessment should include:
 - Tabulated review of the extent, distribution, and quality of GCN habitat to be removed, retained, enhanced and created, supported by drawings as appropriate.
 - Risks of incidental injury or killing; and
 - Consideration of habitat functionality and connectivity during and post construction.
- Ecological design considerations. This should include habitat enhancement for GCN on land within the applicant's control and should demonstrate how habitat connectivity is to be maintained post construction.
- Submission of details and associated plans concerning principles of GCN avoidance and mitigation measures during construction including, but not limited to amphibian fence specifications and proposed locations; fence monitoring and maintenance requirements; and proposed timescales.
- Submission of further details concerning any on- or off-site GCN habitat compensatory proposals including plans, extent, access, as well as current and proposed tenure.

Details should identify areas of terrestrial and aquatic habitat to be retained, enhanced, and created.

- Details of timing, phasing and duration of construction activities and conservation measures; the timetable should demonstrate that mitigation/ compensation works are aligned with the proposed development.
- Submission of the principles of a long-term site management plan that includes: defined aims and objectives; habitat management prescriptions; surveillance; contingency measures if fish or invasive non-native species (INNS) are detected; licensing requirements; current and any proposed changes to tenure of the dedicated ecology areas; persons or bodies responsible for undertaking management and surveillance together with required skills and competencies; reporting requirements; and proposed dates for updating or revising the management plan. Submission to include proposed timescales and long-term financial considerations.
- Submission of a long-term great crested newt monitoring plan. The methodology should accord with, and the results should be reported through, the Wales Great Crested Newt Monitoring Scheme.

We envisage that the proposed conservation plan will materially inform the provisions of any subsequent application for a derogation licence issued by NRW under Regulation 55 of the Conservation of Habitats and Species Regulations 2017 (as amended).

Follow on advice

Please note, part of the application site (the most northern proposed trail) is within 265m of the Cwm Glo a Glyndyrys Site of Special Scientific Interest (SSSI). We are likely to have additional advice in relation to potential impacts on the SSSI, but unfortunately, we are unable to provide these within the current timescale. We will provide this additional advice within the next seven working days.

Other Matters

Please note, if further information is prepared to support an application, it may be necessary for us to change our advice in line with the new information.

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

In addition to planning permission, you are advised to ensure all other permits/consents/licences relevant to the development are secured. Please refer to our [website](#) for further details.

Further advice on the above matters could be provided prior to your planning application being submitted, however there would be a charge for this service. Additional details are available on our [website](#).

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

Gail Parkhouse

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning
Cyfoeth Naturiol Cymru/Natural Resources Wales

E-bost/E-mail: southeastplanning@cyfoethnaturiolcymru.gov.uk
Ffôn/Phone: 03000 65 3549

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.

Mr Liam Hopkins
The Urbanists
Cardiff Studio 8a
The Creative Quarter
Cardiff
CF10 1AF

Date: 18/07/2023
Our Ref: PPA0008034

Dear Mr Hopkins

Grid Ref: 304689 203197

Site Address: BikePark Wales Gethin Woodland Centre Abercarnaid

Development: Article 2D - new mountain bike trails and an access track.

I refer to your pre-planning enquiry received relating to the above site, seeking our views on the capacity of our network of assets and infrastructure to accommodate your proposed development. Having reviewed the details submitted I can provide the following comments which should be taken into account within any future planning application for the development.

Appraisal

Firstly, we note that the proposal relates to new mountain bike trails and an access track and acknowledge that this is an expansion of the mountain bike trail network at BikePark Wales. Therefore, we offer the following comments as part of our appraisal of this development.

Having reviewed the details submitted we would advise there is no objection to the proposed development as we understand the proposal does not intend to connect to mains drainage. It would also appear that a domestic water supply is not required. However, should circumstances change and a connection to the public sewerage system/public sewage treatment works/public water network is preferred we must be re-consulted on this application.

However, as of 07/01/2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy which states that discharge to a combined sewer shall only be made as a last resort. Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to a surface water drainage body in liaison with the Land Drainage Authority and/or Natural Resources Wales.

Nevertheless, we note that surface water will be discharged from the site via infiltration and, we welcome this approach as a more sustainable alternative to a public sewer.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services

Please Note that demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.



Llywodraeth Cymru
Welsh Government

Plas Caeffwrdd, 57 Cefn Cedd
Parr Nantgarw, Cardiff, CF15 7QQ
Ffôn 0300 025 6000
E-bost cadw@gov.wales
www.cadw.gov.wales
0300 025 6000
cadw@gov.wales/cadw@llyw.cymru
www.cadw.gov.wales

The Urbanists

Eich cyfeirnod
Your reference

By email

Ein cyfeirnod
Our reference

LC

Dyddiad
Date

27 July 2023

Llinell uniongyrchol
Direct line

0300 0256004

Ebost
Email:

cadwplanning@gov.wales

Dear Sir/Madam

**Pre-Planning Application - New mountain bike trails and an access track,
BikePark Wales, Gethin Woodland Centre, Abercarnaid, Merthyr Tydfil, CF48
1YZ**

Thank you for your letter of 5 July inviting our comments on the pre-planning application consultation for the proposed development described above.

Advice

The following comments are based on information made available to us as part of the pre-application consultation and we will review our comments when we are consulted on the final planning application. Our assessment of the pre-application is given below.

We consider that the application is inadequately documented and we recommend that additional information is required to enable a balanced decision to be taken against Planning Policy Wales, Technical Advice Note 24 Historic Environment and associated guidance. Full details of the additional information that is required are explained in the below assessment.

The national policy and Cadw's role in the planning process is set out in Annex A.

Assessment

Scheduled Monuments

GM222 Merthyr Common Round Cairns
GM236 Garn Las Earthwork
GM239 Gwersyll
GM272 Cefn Merthyr Round Cairns
GM286 Brynbychan Round Cairn

Mae Gwasanaeth Amgylchedd Hanesyddol Llywodraeth Cymru (Cadw) yn hyrwyddo gwaith cadwraeth ar gyfer amgylchedd hanesyddol Cymru a gwerthfawrogiad ohono.

The Welsh Government Historic Environment Service (Cadw) promotes the conservation and appreciation of Wales's historic environment.

Rydym yn croesawu gohebiaeth yn Gymraeg ac yn Saesneg.
We welcome correspondence in both English and Welsh.



BUDDSODDWR MEWN POBI
INVESTOR IN PEOPLE



GM287 Darren Fawr Round Cairns
GM288 Graig-y-Gilfach round cairn and earthwork
GM331 Ynys Fach Iron Furnaces
GM368 Ring Cairn South of Twyn Blaennant
GM401 Hut Circles & Enclosures on Buarth Maen
GM402 Carn Pentyle-Hir & Adjacent Round Cairn
GM425 Remains of Blast Furnaces, Cyfarthfa Ironworks
GM438 Gadlys Ironworks (Remains of Blast Furnace)
GM460 Cwmdu Air Shaft & Fan
GM467 Cyfarthfa Canal Level
GM486 Iron Canal Bridge from Rhydycar
GM494 Sarn Howell Pond and Watercourses
GM495 Cyfarthfa Tramroad Section at Heolgerrig
GM496 Deserted Iron Mining Village, Ffos-y-fran
GM527 Tramroad East of Robert's Town Bridge, Aberdare
GM572 Abercanaid haystack boiler
GM573 Merthyr Tramroad Tunnel (Trevithick's Tunnel)
GM586 Carn Castell y Meibion ring cairn
GM606 Vale of Neath railway cutting and tunnel portal
GM607 Cwm Pit and head of railway
GM608 Cyfarthfa balance pond and leat
GM609 Black Pins early ironstone workings
GM610 Cwm Glo Chapel
GM611 Cwm Glo pit and ironstone tip

Registered Parks and Gardens

PGW(Gm)1(MER) Cyfarthfa Castle
PGW(Gm)69(MER) Aberfan: Cemetery, Garden of Remembrance and Former Tip and Slide Area

Registered Historic Landscape: HLW (MGL) 2 Merthyr Tydfil

This pre-planning application is for proposed new mountain bike trails and an access track at BikePark Wales, Gethin Woodland Centre, Abercanaid.

The above scheduled monuments and registered historic parks and gardens are located inside 3km of the proposed development, but the proposed trails will not have a direct impact on them: However, the application area is located inside the registered Methyr Tydfil landscape of outstanding historic interest. This landscape was registered due to the important relicts of the iron and coal working industries located in it. Elements of these industries are located inside the application area and are likely to be adversely affected by the proposed trails. Whilst these are not currently designated historic assets, they are included in the statutory Historic Environment Record, curated for the Welsh Ministers by the Glamorgan-Gwent Archaeological Trust. As such the impact of the proposed development on these historic assets will be a material consideration in the determination of any planning application (see section 6.1.23 of Planning Policy Wales). It is therefore recommended that prior to the submission of any planning application an archaeological assessment of the application area is prepared, from which the scale of the impact of the proposed trails on the historic

assets can be determined and, if required, appropriate mitigation measures can be implemented to reduce these impacts.

Finally, there may also be undesignated historic assets that could be affected by the proposed development and, if you have not already done so, we would advise that you consult the Historic Environment Record held by the Glamorgan-Gwent Archaeological Trust www.ggat.org.uk

Yours sincerely,

Laura Cooper
Casework Officer

Annex A

Our role

Our statutory role in the planning process is to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled monuments, registered historic parks and gardens, registered historic landscapes where an Environmental Impact Assessment is required and development likely to have an impact on the outstanding universal value of a World Heritage Site. We do not provide an assessment of the likely impact of the development on listed buildings or conservation areas, as these are matters for the local authority.

It is for the local planning authority to weigh our assessment against all the other material considerations in determining whether to approve planning permission.

National Policy

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), Technical Advice Notes and related guidance.

PPW [planning-policy-wales-edition-11.pdf](#) explains that it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.

The conservation of archaeological remains and their settings is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in a direct adverse impact on a scheduled monument (or an archaeological site shown to be of national importance)

[Technical Advice Note 24: The Historic Environment](#) elaborates by explaining that when considering development proposals that affect scheduled monuments or other nationally important archaeological remains, there should be a presumption in favour of their physical preservation in situ, i.e. a presumption against proposals which would involve significant alteration or cause damage, or would have a significant adverse impact causing harm within the setting of the remains.

Historic Parks and Gardens

PPW also explains that local authorities should value, protect, conserve and enhance the special interests of parks and gardens and their settings included on the register of historic parks and gardens in Wales and that the effect of a proposed development on a registered park or garden or its setting should be a material consideration in the determination of a planning application.



The Coal
Authority



INVESTOR IN PEOPLE



RTPI

Learning Partner

200 Lichfield Lane
Berry Hill
Mansfield
Nottinghamshire
NG18 4RG

Tel: 01623 637 119 (Planning Enquiries)

Email: planningconsultation@coal.gov.uk

Web: www.gov.uk/coalauthority

For the Attention of: Mr Hopkins - The Urbanists

[By Email: planning@theurbanists.net]

26th July 2023

Dear Mr Hopkins

PRE-APPLICATION: Planning permission for new mountain bike trails and an access track.; Bike Park Wales, Gethin Woodland Centre, Abercarnaid, Merthyr Tydfil, CF48 1YZ

Thank you for your notification of the 7th July 2023 seeking the views of The Coal Authority on the above.

The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, The Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

Our records indicate that within the area of the Bike Park there are recorded coal mining features present at surface and shallow depth, including: mine entries, coal workings and fissures. These features may pose a potential risk to surface stability and public safety.

Where routes proposed intersect these features consideration should be given to the risks these features pose and what measures are necessary to ensure that surface stability and public safety risks are properly addressed. Any formal planning application should be supported by a Coal Mining Risk Assessment. This should cover areas where recorded coal mining features are present and groundworks are required to facilitate the new routes proposed. Where mine entries and their zones of influence are present the new routes proposed should avoid these features. If this is

not possible then consideration will need to be given to the works required to these features to locate and stabilize them.

I hope this is helpful but please do not hesitate to contact me if you would like to discuss this matter further.

Yours sincerely

Melanie Lindsley

Melanie Lindsley *BA (Hons), DipEH, DipURP, MA, PGCertUD, PGCertSP, MRTPI*

Principal Planning & Development Manager

Disclaimer

The above consultation response is provided by The Coal Authority as a Statutory Consultee and is based upon the latest available data on the date of the response, and electronic consultation records held by The Coal Authority since 1 April 2013. The comments made are also based upon only the information provided to The Coal Authority by the Local Planning Authority and/or has been published on the Council's website for consultation purposes in relation to this specific planning application. The views and conclusions contained in this response may be subject to review and amendment by The Coal Authority if additional or new data/information (such as a revised Coal Mining Risk Assessment) is provided by the Local Planning Authority or the Applicant for consultation purposes.



Liam Hopkins <liam.hopkins@theurbanists.net>

FW: Pre Planning - BikePark Wales, Gethin Woodland Centre, Abercarnaid, Merthyr Tydfil

'Thomas, Rhodri' via Urbanists Planning <planning@theurbanists.net>

Tue, Aug 1, 2023 at 8:53 AM

Reply-To: rhodri.thomas@wsp.com

To: "planning@theurbanists.net" <planning@theurbanists.net>

Cc: "LGC_Development_Control-South@gov.wales" <LGC_Development_Control-South@gov.wales>

Morning the Urbanist planning,

On behalf of the Welsh Government,

Pre Planning - BikePark Wales, Gethin Woodland Centre, Abercarnaid, Merthyr Tydfil

new mountain bike trails and an access track

I refer to your consultation of 05/07/2023 regarding the above pre-planning application. Welsh Government as highway authority for the A470 is satisfied with the proposed development in principle, however, it should be noted road markings on the private access have degraded over the current operational period of Bike Park Wales and not been maintained.

As part of these works, to support proposals and enable it to operate efficiently with 2 way movement, we would direct at the time of a full planning application, that planning permission is not granted until further details are supplied as follows;

1. Proposals for the reinstatement of Junction road markings in accordance with the Traffic Signs Regulations and General Direction (TSRGD).

If you have any further queries, please forward to the following Welsh Government Mailbox Lgc_development_control-south@gov.wales

Regards

Rhodri

Rhodri Thomas BSc. (Hons) GMICE

Senior Engineer

I am now on secondment, and will have intermittent access to emails.



T+44 (0) 29 20 769 275

1 Capital Quarter, Tyndall Street

Cardiff

CF10 4BZ

wsp.com

Confidential

This message, including any document or file attached, is intended only for the addressee and may contain privileged and/or confidential information. Any other person is strictly prohibited from reading, using, disclosing or copying this message. If you have received this message in error, please notify the sender and delete the message. Thank you.

WSP UK Limited, a limited company registered in England & Wales with registered number 01383511. Registered office: WSP House, 70 Chancery Lane, London, WC2A 1AF.

NOTICE: This communication and any attachments ("this message") may contain information which is privileged, confidential, proprietary or otherwise subject to restricted disclosure under applicable law. This message is for the sole use of the intended recipient(s). Any unauthorized use, disclosure, viewing, copying, alteration, dissemination or distribution of, or reliance on, this message is strictly prohibited. If you have received this message in error, or you are not an authorized or intended recipient, please notify the sender immediately by replying to this message, delete this message and all copies from your e-mail system and destroy any printed copies.

-LAEmHhHzdJzBITWfa4Hgs7pbKI

CYHOEDDUSRWYDD AC YMGYNGHORI CYN CYFLWYNO CAIS AM GANIATÂD CYNLLUNIO

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygiad) (Cymru) 2012

**CYHOEDDUSRWYDD AC YMGYNGHORI CYN CYFLWYNO CAIS AM GANIATÂD CYNLLUNIO
HYSBYSIAD DAN ERTHYGLAU 2C A 2D**

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn gyfle i gyflwyno sylwadau'n uniongyrchol i'r datblygwr ar ddatblygiad arfaethedig cyn iddo gyflwyno cais cynllunio i'r awdurdod cynllunio lleol (ACLI). Bydd unrhyw gais cynllunio olynol yn cael ei gyhoeddi gan yr awdurdod cynllunio lleol perthnasol; ni fydd unrhyw sylwadau a ddarperir fel ymateb i'r hysbysiad hwn yn effeithio ar eich gallu i gyflwyno sylwadau i'r awdurdod cynllunio lleol am unrhyw gais cynllunio cysylltiedig. Dylech nodi y gall unrhyw sylwadau a gyflwynir gael eu rhoi ar ffeil gyhoeddus.

Datblygiad arfaethedig yn: Beic Parcio Cymru, Canolfan Coetir Gethin, Abercannaid, Merthyr Tudful, CF48 1YZ.

Rwyf yn hysbysu trwy hyn fod: Mae BikePark Wales yn bwriadu gwneud cais am ganiatâd cynllunio ar gyfer llwybrau beicio mynydd newydd a thrac mynediad.

Gellir gweld copi o'r cais arfaethedig; y cynlluniau; a'r dogfennau ategol eraill ar-lein ar: <https://www.theurbanists.net/planning-applications>. Hefyd, mae cyfleusterau cyfrifiadurol ar gael i weld yr wybodaeth hon ar-lein yn Llyfrgell Canolog Merthyr, Stryd Fawr, Merthyr Tudful, CF47 8AF, rhwng yr oriau canlynol: 8:30am i 6:00pm dydd Llun a dydd Gwener; a 8:30am i 2pm ddydd Sadwrn.

Mae'r cyfnod swyddogol lle gellir cyflwyno sylwadau yn dechrau ar 07/07/23 ac yn gorffen ar 03/08/23.

Rhaid i unrhyw un sy'n dymuno cyflwyno sylwadau am y datblygiad arfaethedig hwn, ysgrifennu at yr asiant yn planning@theurbanists.net neu *The Urbanists*, Yr Ardal Greadigol, 8a Arcêd Morgan, Caerdydd CF10 1AF erbyn 03/08/23.



Llofnodwyd: L Hopkins, ar ran The Urbanists ar ran BikePark Wales
Dyddiad: 05/07/23.

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE
UNDER ARTICLES 2C AND 2D**

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at: BikePark Wales, Gethin Woodland Centre, Abercarnaid, Merthyr Tydfil, CF48 1YZ.

I give notice that: BikePark Wales is intending to apply for planning permission for new mountain bike trails and an access track.

A copy of the proposed application; plans; and other supporting documents can be viewed online at: <https://www.theurbanists.net/planning-applications>. Furthermore, computer facilities are available to view this information online at Merthyr Tydfil Central Library, High Street, Merthyr Tydfil, CF47 8AF between the hours of 08:30 - 18:00 Monday to Friday and 08:30 - 14:00 on Saturday.

The formal period during which comments should be made is from 07/07/23 and completing 03/08/23.

Anyone who wishes to make representations about this proposed development must write to the agent at planning@theurbanists.net or *The Urbanists, The Creative Quarter, 8a Morgan Arcade, Cardiff, CF10 1AF* by 03/08/23.



Signed: L Hopkins, for The Urbanists, on behalf of BikePark Wales
Date: 05/07/23.

YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygiad) (Cymru) 2012

**YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO
HYSBYSIAD DAN ERTHYGL 2D**

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn cynnwys cais ffurfiol i gynnal ymgynghoriad cyn cyflwyno cais o dan erthygl 2D Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygiad) (Cymru) 2012

Datblygiad arfaethedig yn: Beic Parcio Cymru, Canolfan Coetir Gethin, Abercannaid, Merthyr Tudful, CF48 1YZ.

Rwyf yn hysbysu trwy hyn fod: Mae BikePark Wales yn bwriadu gwneud cais am ganiatâd cynllunio ar gyfer llwybrau beicio mynydd newydd a thrac mynediad.

Gellir gweld copi o'r cais arfaethedig; cynlluniau, a dogfennau ategol eraill ar-lein ar <http://www.theurbanists.net/planning-applications> yn ystod y cyfnod hysbysu sy'n dechrau ar 07/07/23 ac yn gorffen ar 03/08/23.

Yn unol â gofynion erthygl 2E Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad at yr Asiant planning@theurbanists.net erbyn 03/08/23.



Llofnod: Llofnodwyd: L Hopkins, ar ran The Urbanists ar ran BikePark Wales
Dyddiad: 05/07/23.

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

**CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
NOTICE UNDER ARTICLE 2D**

Purpose of this notice: this notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Proposed development at: BikePark Wales, Gethin Woodland Centre, Abercarnaid, Merthyr Tydfil, CF48 1YZ.

I give notice that: BikePark Wales is intending to apply for planning permission for new mountain bike trails and an access track.

A copy of the proposed application; plans; and other supporting documents can be viewed online at <https://www.theurbanists.net/planning-applications> during the notification period commencing 07/07/23 and completing 03/08/23.

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the Agent at planning@theurbanists.net by 03/08/23.



Signed: L Hopkins, for The Urbanists, on behalf of BikePark Wales
Date: 05/07/23.