



BikePark Wales

Pre Application Consultation Report

March 2019

This document has been prepared by:



On behalf of:



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Section 01

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Introduction

This Pre-Application Consultation Report has been prepared for the planning application for development proposals on land within BikePark Wales, Merthyr Tydfil. 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.

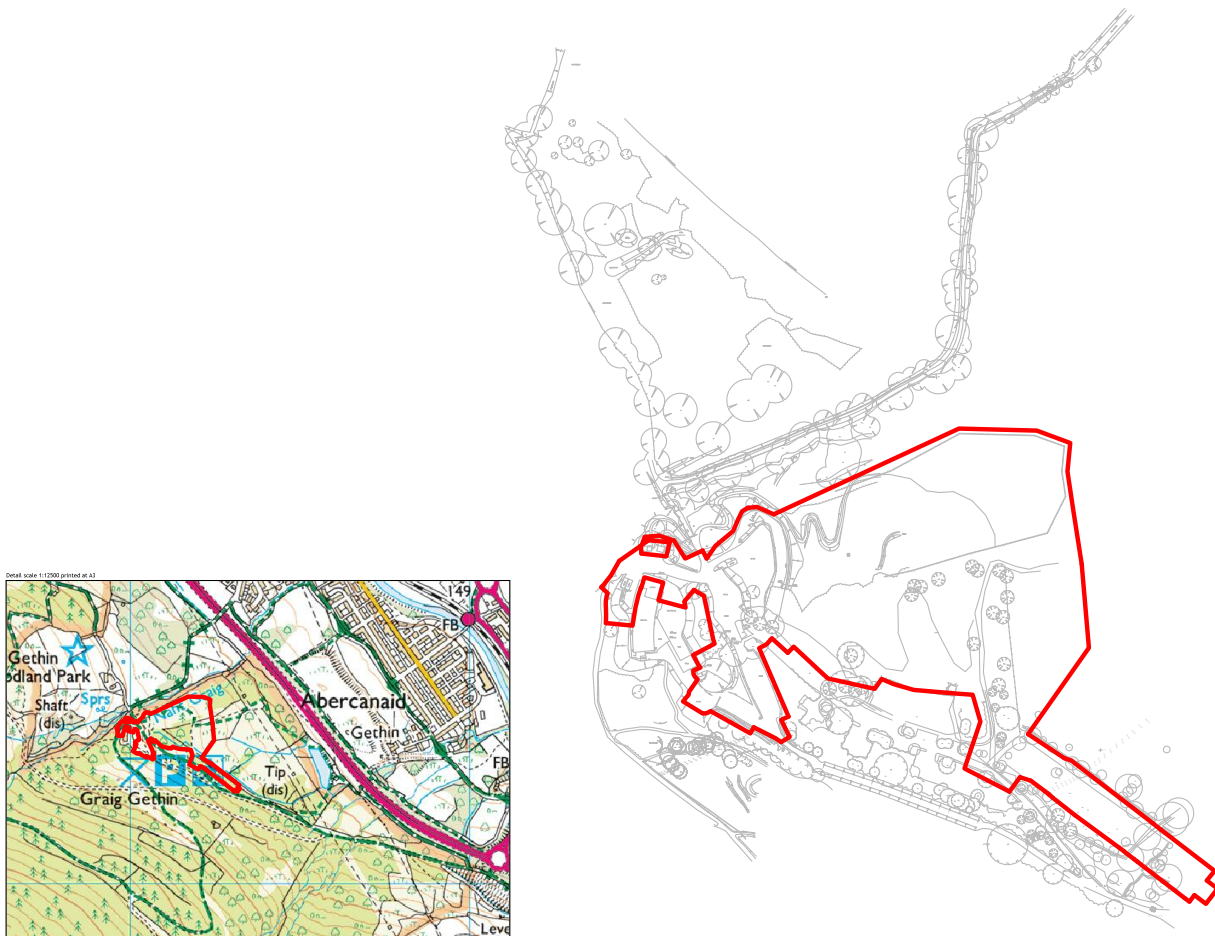


Figure 1: Site Location Plan

Introduction

The development proposed in the application consists of new parking areas, overnight accommodation, a shower and toilet block, natural park and picnic area, maintenance yard and associated infrastructure and landscape works.

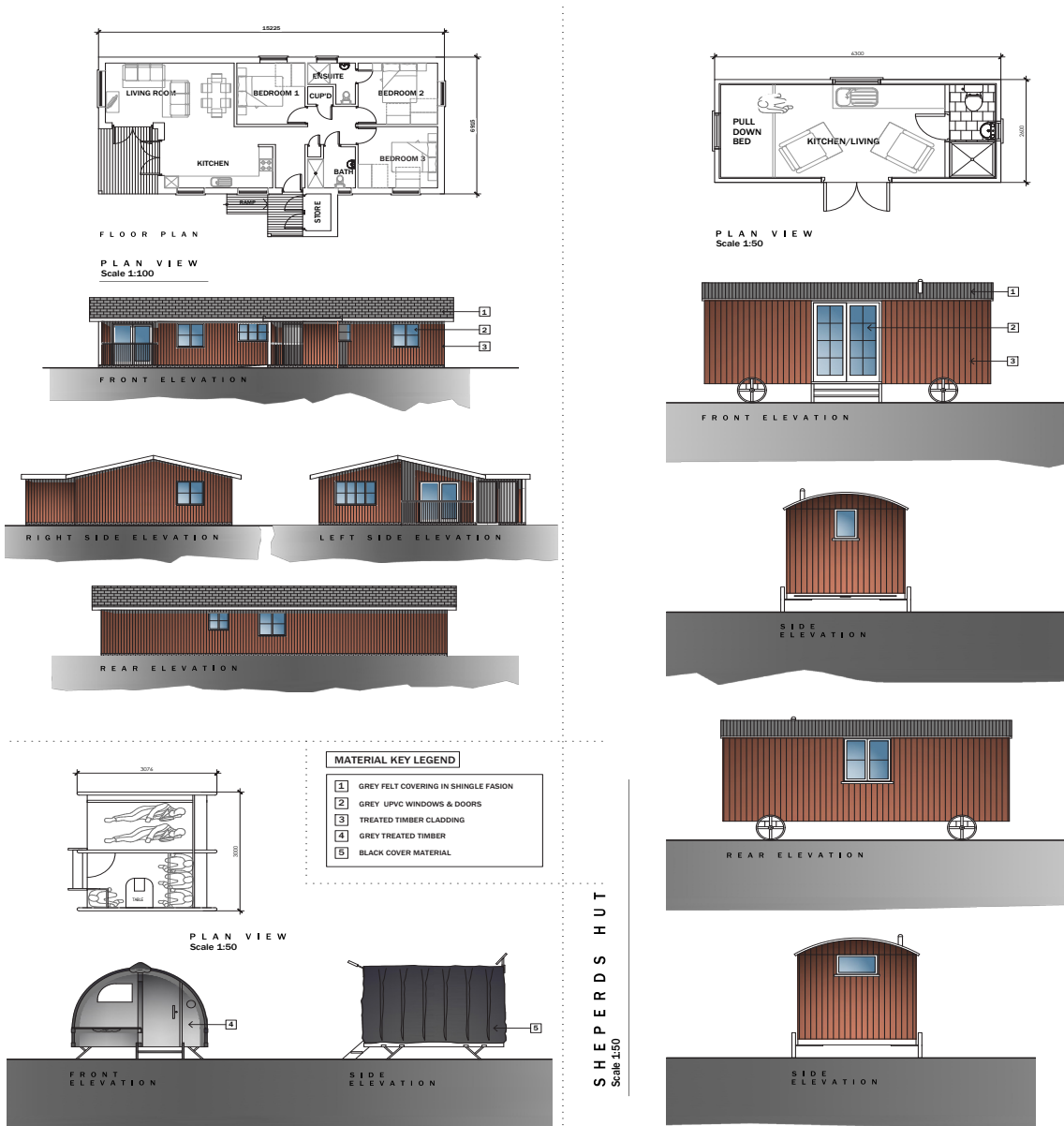


Figure 2: Proposed Masterplan



Section 02

Notification

In order to satisfy the requirements of the Order, Schedule 1B notices were served on those with on site interest and local councillors. The notices made recipients aware that a copy of the proposed planning application was available for review on the Urbanists website. Schedule 1B notices were also displayed at the application site, as shown on the photographs below.

The tables below summarise the key actions that were undertaken to notify members and identifies when notices were sent to members. Site photographs of notices are also displayed.

Task	Date
Planning application uploaded to the Urbanists website	08/01/2019
Notices posted and emailed to landowners, community and specialist consultees.	08/01/2019
Website live.	09/01/2019
Notices placed on site.	09/01/2019
Notification period start (day 1).	09/01/2019
Notification period end (day 28).	06/02/2019

Table 1: Summary of key notification actions undertaken.

Name	Notice Date	Post / Email
Natural Resources Wales	08/01/2019	Email
Adjacent Farm	08/01/2019	By Hand
Norah Theresa Thomas	08/01/2019	By post
Cllr Brent Carter	08/01/2019	Email
Cllr Harvey Jones	08/01/2019	Email
Cllr Gareth Lewis	08/01/2019	Email

Table 2: community consultees.

Schedule 1C (Art. 2D) notices were served on specialist consultees. These are identified in the below table and a copy of the notice is provided in the appendix.

Name	Notice Date	Post / Email
Local Highway Authority	08/01/2019	Email
Natural Resources, Wales	08/01//2019	Email
Dwr Cymru Welsh, Water	08/01/2019	Email
Welsh Government Highways	08/01/2019	Email
The Coal Authority	08/01/2019	Email

Table 4: Statutory consultees.

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Notification



Figure 3: Photographs of Site Notices

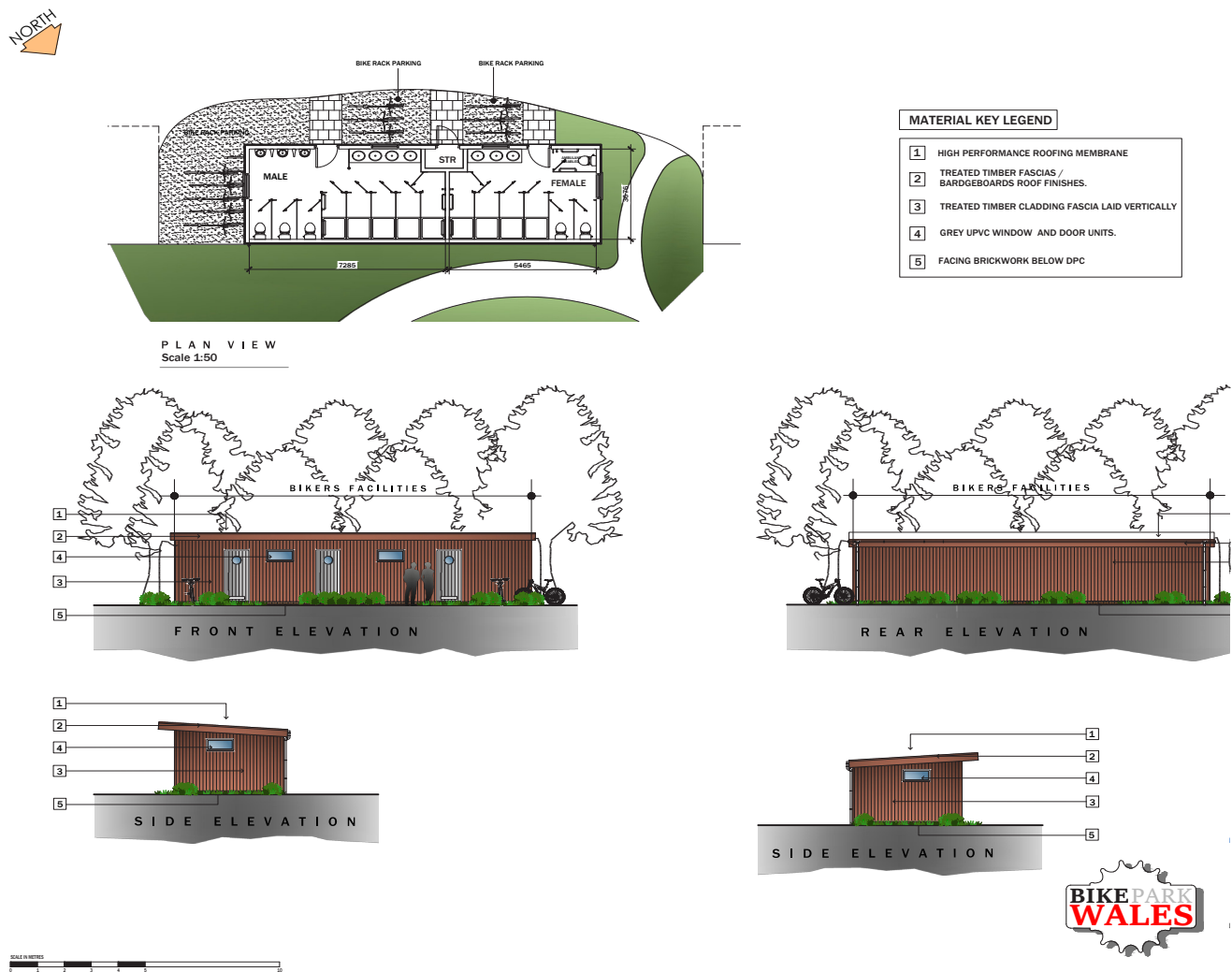


Figure 4: Proposed shower and toilet block.



Section 03

Response to Consultees

During the notification, consultation responses were provided by the following organisations:

Representation	Scheme Response
Dwr Cymru / Welsh Water	
Sewerage and Sewerage Treatment Having reviewed the details submitted we would advise there is no objection to the proposed development as it would appear that the proposal intends utilising an alternative to mains drainage for its foul and surface water needs therefore we have no comment to make.	No response required
This area suffers from low water pressure and additional new development will merely exacerbate service levels. The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure watermain. Where off-site watermain are required, these can be provided under a water requisition scheme, under Section 40-41 Water Industry Act 1991, the costs of which would be borne by potential developers.	This matter will be dealt with where appropriate and no response is required to date.
The Coal Authority	
Based on the coal mining legacy present on site, and the conclusions of the authors of the Desk Study Report, the Coal Authority would raise no objection to the planning application if formally consulted on this document.	No response required

Table 3: Consultation responses and scheme responses.



Cyfoeth Naturiol Cymru/ Natural Resources Wales

Foul Drainage

We understand that the intention is to connect the new toilet and shower block to the existing Package Treatment Plant (PTP) through new connections. We also understand that there is an intention to connect the new camping pods and lodges to a new separate system. However, we require further information, to understand if the proposed foul drainage arrangements for the new development are appropriate. These are set out below:

Requirement 1

Further information is required to demonstrate that the proposal to connect the new toilet and shower block to the existing PTP is acceptable. This should include the calculation of the combined flow of the watercourse.

Requirement 2

Confirmation should be provided that the new pods and lodges will discharge to a new PTP and then a soakaway to ground, which is designed to British Standard and is sized to cater for maximum occupancy of the camping accommodation. Discharging to watercourse will not be an option, due to the deterioration of the watercourse, as mentioned above.

Requirement 3

We require confirmation that both the existing PTP and the new PTP will be able to counter fluctuating loads for example, by use of an attenuation tank or pond.

Requirement 4

We note that the proposal includes an area for motor homes. Details should be provided of the disposal provisions for these. If the disposal will be to the existing PTP then this should be included in the calculations referred to above.

Requirement 1

We would advise that the Catering Unit referenced has not been developed, further the bike hire and associated washing facilities were constructed as part of the initial development in 2013. Further we advise that the office has one toilet facility and two number taps and has replaced a previous security cabin which was again constructed as part of the initial 2013 development, the security cabin having an identical single toilet and two tap facility.

Therefore, the load to the existing packaged treatment plant and receiving watercourse (Nant Graig) has not been currently increased.

We have now amended the design such that the new toilet and shower block discharges to the proposed foul water treatment facility.

Requirement 2

We confirm the breakdown of foul effluent proposed for discharge to the new foul water treatment facility as below:-

- 6 No Cabins/Lodges
- 2 No Camping Pods converted to Toilets
- 4 No Shepherd Huts
- 7 No Motorhomes

We advise that the 30 number camping/land pods do not have any water or drainage connection and will utilise the proposed shower and toilet block referenced in requirement 1, which also discharges to the new foul water treatment facility.

Considering that currently no local specific on site percolation testing has been undertaken, in accordance with Approved Document H, Part H1 of the Building Regulations (for use in Wales), we would propose one of the following options for the proposed foul water treatment facility. The options set out below are preferenced in accordance with the hierarchy as set out in Part H1:

Section 03

Response to Consultees

Other Foul Drainage Matters A permit will be required from NRW for the new PTP and it is likely that a permit variation will be needed for the existing PTP. We advise that you engage with the Permitting Team at the earliest possible opportunity, to try to ensure that there is no conflict between any planning permission granted and permit requirements. Please note that the Permitting process is separate to Planning, and you are advised that the grant of planning permission does not guarantee a permit will be granted.	Option (C) (i) Either a septic tank or packaged treatment plant with a secondary form of treatment comprising a drainage field designed and constructed in accordance with BS 6297:2007 + A1:2008. This option is subject to the results of specific on site percolation testing. Preferred option subject to appropriate consents to be obtained from Natural Resources Wales. Option (C) (ii) Either a septic tank or packaged treatment plant with an outfall to a watercourse, effluent treated to 20 (BOD)/30 (Suspended Solids) 20 (NH3) quality. This option is to be approved and consented by Natural Resources Wales. Option (D) A cesspool with a capacity of 45 days foul effluent inflow. This option is to be approved and consented by Natural Resource Wales Requirement 3 We confirm that the final design of the foul water treatment facility will include a provision to counter fluctuating loads. Requirement 4 We thank you for drawing to our attention the requirement for a foul water provision for the area proposed for motorhomes. Following discussions with our Client we have included for this provision within our calculations. Other Foul Drainage Matters We confirm that our design team will engage with the NRW Permitting Team at the earliest opportunity, at a stage when the design is sufficiently developed in order to obtain both a new permit for the proposed foul water treatment facility and an appropriate variation to any existing permit with respect to the existing packaged treatment plant
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Response to Consultees

European Protected Species (EPS) We have reviewed the 'Ecological Impact Assessment Report, Land At Bike Park Wales, Merthyr Tydfil. Bike Park Wales. DOCUMENT REF: WWE18125 ECIA REV A', produced by Wildwood Ecology, dated 4 October 2018, which is contained within the Appendices for Chapter 6 of the Environmental Statement. Based on that information, we have no objections to the proposal from an EPS perspective. We note and welcome the recommendations made within section 5 of this report and advise that these are discussed further with the Local Authority's Ecologist, to ensure they are implemented.	No response required
Welsh Government Highways	
We have reviewed the latest pre-application Bike Park application as the highway authority for the A470 (T) and would have no objection to this proposal coming forward in a full planning application.	No response required



Section 04

..... Conclusion

This Pre-Application Consultation Report has been prepared for the planning application for development proposals on land within BikePark Wales, Merthyr Tydfil.

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 Report also identifies the consultation responses provided by consultees and responds to the matters raised. It is therefore concluded that the planning application addresses the requirements of Part 1A of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended 2016) and is a valid planning application.

