
From: Richard.Jones7@gov.wales
Sent: 30 August 2023 15:01
To: Jones, Judith (Planning & Neighbourhood Services); LGC_Development_Control-South@gov.wales; Planning
Cc: Rhodri.Thomas@wsp.com; David.Probert@gov.wales; L.Norvill@southwales-tra.gov.uk; Niall.McBride@gov.wales
Subject: RE: P/23/0065 - Rhydycar west

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Good afternoon Judith,

Thank you for the consultation.

It is noted that the proposal is outline with all matters reserved, including access.

It should be noted that in general terms the principle of modelling were agreed at pre-app and are accepted.

Active Travel is key to providing connections across all modes and having the best impact on the general trip rate of the site.

Although access is reserved it is important at this stage for the applicant to confirm the suitability of the connections. This includes the existing grade-separated features i.e. overbridge and subway, in consideration to their compliance with the Active Travel Act Guidance Document 2021 / DMRB. It appears that an existing footbridge (north) and underpass (south) are proposed to be utilised to connect the site to Merthyr town centre, however the application details are not sufficient to clear this aspect. In terms of the DMRB a WCHAR report would be expected.

It is assumed that MTCBC will be providing AT comments in relation to the Local Road Network connectivity and the site itself, which would include for confirmation on volume and quality of cycle parking provision, route connectivity suitability, wayfinding provision etc. (for example, the report references the general requirements of County Surveyors' Society Wales Parking Standards (2014), which is a number of years old, but doesn't appear to confirm what number of parking spaces that would equate to. Nor does it potentially consider the type of cycle journeys, such as to the site and around the site, which would increase the need for parking, or the variety of cycle-types, as referenced in ATAG 2021).

In terms of the proposed trunk road access;

The developer should be sure that the junction improvement of drawing B023905 - TTE - 00- ZZ - DR - CH - SK001 - P03 dated Oct 21 is compliant with trunk road standards (DMRB), in particular CD116.

In addition to the further AT considerations, we therefore require a drawing to confirm that the proposed design meets the standards of CD116 and associated visibilities at this time and prior to outline approval.

Yours faithfully,

Richard Jones
Peiriannydd Ffyrdd / Route Engineer

Is-adran Rheoli'r Rhwydwaith - Network Management Division
Trafnidiaeth / Transport
Llywodraeth Cymru / Welsh Government
Parc Cathays / Cathays Park
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From: Jones, Judith (Planning & Neighbourhood Services) <Judith.Jones@merthyr.gov.uk>
Sent: Wednesday, August 16, 2023 3:13 PM
To: LGC Development Control (South) <LGC_Development_Control-South@gov.wales>
Subject: P/23/0065 - Rhydycar west
Importance: High

Further to the consultation letter sent to you on 21st March 2023 in relation to the following planning application, I would appreciate it if you could provide a response?

- **Rhydycar West**

Outline application received for erection of a mixed leisure development comprising Indoor Snow Centre (up to 39,200 sq m), Water park (up to 7,500 sq m), Indoor Activity Centre (up to 9,000 sq m), 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.

https://enterprise.merthyr.gov.uk/PublicAccess_LIVE/SearchResult/RunThirdPartySearch?FileSystemId=DC&FOLDER1_REF=P/23/0065

Regards

Judith

Judith Jones BA Hons Town & Country Planning, BTP, MRTPI
Cyfarwyddwr Gwasanaethau Cymdogaeth/ Director of Neighbourhood Services
Cyngor Bwrdeistref Sirol Merthyr Tudful / Merthyr Tydfil County Borough Council

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Croesawn ohebu yn Gymraeg a fydd hyn ddim yn arwain at oedi.

Mae'r e-bost hwn ac unrhyw ffeiliau a drosglwyddir gydag ef yn gyfrinachol ac wedi'u bwriadu ar gyfer pwy bynnag y cyfeirir ef ato neu atynt. Mae cynnwys yr e-bost hwn cynrychioli barn y sawl a enwir uchod, felly nid ydyw'n dilyn ei fod yn cynrychioli barn Cyngor Bwrdeistref Sirol Merthyr Tudful.

Darllenwch ein [hysbysadau preifatrwydd](#) i ddarganfod mwy am sut rydym yn defnyddio eich gwybodaeth bersonol.

Cyngor Bwrdeistref Sirol Merthyr Tudful

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We welcome correspondence in Welsh and this will not lead to a delay.

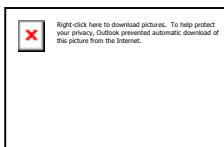
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