

Pre-Application Consultation (PAC) Report

**Proposed accommodation pods, changing village and
vehicle workshop**

**Bike Park Wales
Gethin Woodland Centre
Abercarnaid
Merthyr Tydfil
CF48 1YZ**

June 2022

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1. Introduction

This Pre-Application Consultation (PAC) Report has been prepared to accompany a planning application for proposed accommodation pods, changing village and vehicle workshop on land at BikePark Wales, Gethin Woodland Centre, Abercarnaid, Merthyr Tydfil, CF48 1YZ.

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 declaration that the site notice was displayed in accordance with the statutory requirement	Section 3
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 6
Copies of all responses received from specialist consultees with an explanation of how they have been addressed	Section 6 and Appendices

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 1D 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	25/05/22
Notices posted and emailed to landowners, community and specialist consultees	24/05/22-25/05/22
Website live	25/05/22
Notices placed on site	25/05/22
Notification period start (day 1)	26/05/22
Notification period end (day 28)	22/06/22

Table 3: Adjoining landowners and occupiers notification.

Name	Notice Date	Post/Email
Natural Resources Wales	25/05/22	Email
Norah Theresa Thomas	24/05/22	Post
Mr Mansell Short	24/05/22	Post / Hand Delivered

Table 4: Community consultee notification.

Name	Notice Date	Post/Email
Councillor B Carter	25/05/2022	Email
Councillor G Lewis	25/05/2022	Email
Councillor A W Price	25/05/2022	Email

Table 5: Specialist consultee notification.

Name	Notice Date	Post/Email
The Welsh Ministers	25/05/2022	Email
Dŵr Cymru Welsh Water	25/05/2022	Email
CADW	25/05/2022	Email
NRW	25/05/2022	Email
Merthyr Highways	25/05/2022	Email
Coal Authority	25/05/2022	Email

Figure 1: Extract from The Urbanists website advertising the consultation.

Planning Applications

Proposed accommodation lodges, shower block, vehicle maintenance unit and associated works at BikePark Wales

We are pleased to announce that we will soon be submitting a planning application for holiday accommodation pods, changing village, vehicle workshop unit and associated works 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.

Should you wish to make any comments on the proposed application please address them to:

info@theurbanists.net

or

The Urbanists, The Creative Quarter, 8a Morgan Arcade, Cardiff, CF10 1AF by **22nd June 2022.**

Please click below on the name of the document you wish to read to begin downloading;

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 2: The location of Schedule 1B notices placed on and around the site.

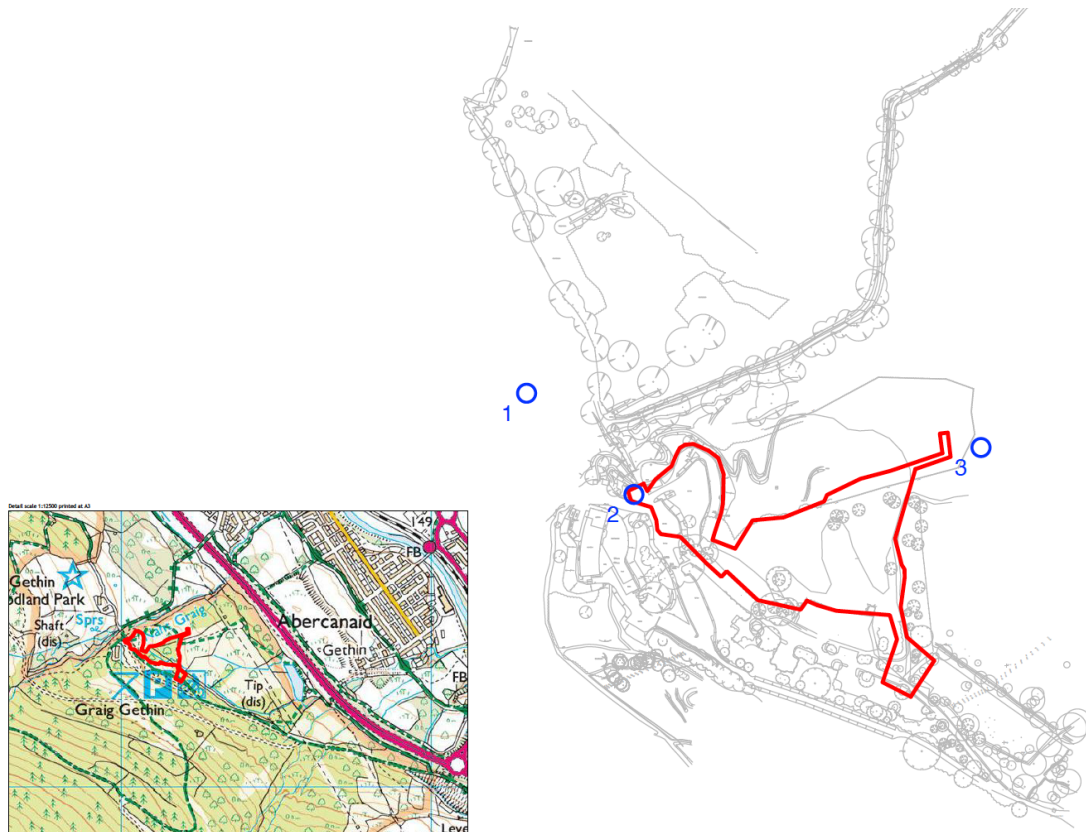


Figure 3: Photographs of Site Notices.



4. Consultation Responses

During the notification, no consultation responses were received from community consultees, or adjoining land interests. Consultation responses were received from specialist consultees. No responses were received from the general public.

Table 6: Specialist Consultee responses.

Consultee	Date of Response
The Welsh Ministers	20/06/22
Dŵr Cymru Welsh Water	15/06/22
CADW	07/06/22
NRW	22/06/22
Merthyr Highways	No response
Coal Authority	15/06/22

Table 7: Public responses.

Respondent	Date of Response
None	No responses received.

5. Responses to Issues Raised

The representations provided by the consultees and local residents are summarised and responded to below.

The Welsh Ministers (Highways)

More details requested in relation to potential conflict at the access. It is noted that the TA concludes there are no issues at the access, however, further evidence was requested by the Welsh Government on there being no conflict, and demonstration that there is adequate capacity. The TA states that flows are tidal although with the additional development Welsh Government highlighted that there is likely to be more conflict in the access, and there may be an opportunity for widening / betterment of the access that makes for better use above that of grasscrete, for ease of operation close to the roundabout. Further, the applicant should investigate parapet heights against Active Travel on the bridge identified as suitable for Active Travel over the A470 to Abercanaid. Also, there any further links proposed north that may allow ease of Active Travel connection with proposed leisure use at Rhyd Y Car

Response: A planning permission exists on the site for the proposals included in the application. Ref: P.19.0073. The application now proposed is focussed on varying the design of the accommodation lodges and would not increase visitor numbers beyond that already consented. The Transport Assessment included for consultation was the transport document upon which planning permission P.19.0073 was granted, and to which Welsh Government Highways had no objection. On that basis it was queried whether the information and clarifications identified by the Welsh Government were still required.

Note: No response has been received to date.

Dwr Cymru Welsh Water

Raise concerns over the capacity available in the water supply network to accommodate the proposed development, as the development is in an area where there are water supply problems for which there are no improvements planned within the current Capital Investment Programme. A modelling study is recommended to resolve.

Response: No water supply is sought as part of the proposed development. There is an on-site borehole that is to be used and the proposed development would require less than the threshold required to attain a permit. The proposed development is a variation of an

existing scheme that already has planning permission. The onsite borehole arrangement was also to be used for the approved development.

Cadw

No comments to make on the proposed development.

Response: Noted.

Natural Resources Wales

A formal response was not issued, but informal correspondence was provided as follows:

Concerns raised and further information requested by specialist consultees regarding the foul drainage proposals. Specifically, the concerns related to the discharge of foul water from the site and the requirement for a permit to be sought to inform the design. NRW advised that the discharge to the Nant Graig would not be an option due to the watercourse size and dilution in particular during dry spells and would not be able to cope with the development's effluent input without detrimental impact. The reason there are existing discharges to the Nant Graig are because they were installed without prior permits. The possibility of soakaway systems (which would be subject to British Standard percolation tests) and a balancing tank to counter the fluctuating loads during quieter periods could be considered.

A requirement for a Construction Environment Management Plan was also identified.

Response: Engagement is ongoing with NRW over the detailed drainage design and a permit has been sought for the proposed drainage design. A CEMP shall be prepared to guide the construction of the development and can be conditioned to a permission.

Coal Authority

The reports provided should be submitted to support any formal planning application for the scheme, subject to the report authors being satisfied that the investigations are adequate to make an assessment of the risks posed to the development as a whole.

Response: Noted and the SI reports provided for PAC will be submitted.

6. Conclusion

This Pre-Application Consultation (PAC) Report has been prepared to accompany a planning application for proposed accommodation pods, changing village and vehicle workshop on land at BikePark Wales, Gethin Woodland Centre, Abercarnaid, Merthyr Tydfil, CF48 1YZ.

The report describes in detail the consultation that has been carried out in accordance with 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.

7. Appendices

1. Bilingual (English and Welsh) Schedule 1B notice (Site Notice, Community Consultees, adjoining landowners and occupiers).
2. Bilingual (English and Welsh) Schedule 1C (Art. 2D) notice (Specialist Consultees).
3. Specialist Consultee Responses

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: Beic Parcio Cymru yn bwriadu gwneud cais am ganiatâd cynllunio ar gyfer codennau llety gwyliau, pentref newid, uned gweithdy cerbydau a gwaith cysylltiedig.

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 26/05/22 ac yn gorffen ar 22/06/22.

Rhaid i unrhyw un sy'n dymuno cyflwyno sylwadau am y datblygiad arfaethedig hwn, ysgrifennu at yr asiant yn info@theurbanists.net neu *The Urbanists, Yr Ardal Greadigol, 8a Arcêd Morgan, Caerdydd CF10 1AF* erbyn 22/06/22.



Llofnodwyd: L Hopkins, ar ran The Urbanists ar ran BikePark Wales
Dyddiad: 25/05/22.

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 holiday accommodation pods, changing village, vehicle workshop unit and associated works.

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 26/05/2022 and completing 22/06/2022.

Anyone who wishes to make representations about this proposed development must write to the agent at info@theurbanists.net or *The Urbanists, The Creative Quarter, 8a Morgan Arcade, Cardiff, CF10 1AF* by 22/06/2022.



Signed: L Hopkins, for The Urbanists, on behalf of BikePark Wales
Date: 25/05/22.

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 holiday accommodation pods, changing village, vehicle workshop unit and associated works.

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 26/05/2022 and completing 22/06/2022.

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 info@theurbanists.net by 22/06/2022.



Signed: L Hopkins, for The Urbanists, on behalf of BikePark Wales

Date: 25/05/22.

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: Beic Parcio Cymru yn bwriadu gwneud cais am ganiatâd cynllunio ar gyfer codennau llety gwyliau, pentref newid, uned gweithdy cerbydau a gwaith cysylltiedig.

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 26/05/22 ac yn gorffen ar 22/06/22.

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 yn info@theurbanists.net erbyn 22/06/22.



Llofnod: Llofnodwyd: L Hopkins, ar ran The Urbanists ar ran BikePark Wales
Dyddiad: 25/05/22.

The Urbuanists

By email:
info@theurbanists.net/planning-applications

Eich cyfeirnod
Your reference

Ein cyfeirnod
Our reference

Dyddiad
Date

Llinell uniongyrchol
Direct line

Ebost
Email:

LC

7 June 2022

0300 0256004

cadwplanning@gov.wales

Dear Sir/Madam

Pre-Planning Application – Holiday accommodation pods, changing village, vehicle workshop unit and associated works, BikePark Wales, Gethin Woodland Centre, Abercarnaid, Merthyr Tydfil, CF48 1YZ

Thank you for your letter of 25 May 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.

Our records show that there are no scheduled monuments or registered historic parks and gardens that would be affected by the proposed development.

We therefore have no comments to make on the proposed development.

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
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
GM460 Cwmdu Air Shaft & Fan
GM467 Cyfarthfa Canal Level



GM494 Sarn Howell Pond and Watercourses
GM496 Deserted Iron Mining Village, Ffos-y-fran
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)69(MER) Aberfan: Cemetery, Garden of Remembrance and Former Tip and Slide Area

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
Policy and Protection



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 L Hopkins - Director

[By Email: info@theurbanists.net]

15th June 2022

Dear Mr Hopkins

PREAPP BIKEPARK - SCHEDULE 1C ARTICLE 2D

Pre-application - proposed holiday accommodation pods, changing village, vehicle workshop unit and associated works.; Gethin Woodland Centre, A470 Pentrebach To Rhydycar Northbound, Abercanaid, Merthyr Tydfil, CF48 1YZ

Thank you for your notification of the 25th May 2022 seeking the views of The Coal Authority on the above.

The Coal Authority is a non-departmental public body sponsored by the Department of Business, Energy & Industrial Strategy. 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 the site is in an area of coal outcrops which may have been subject to historic unrecorded coal workings at shallow depth. If shallow coal workings are present then these may pose a potential risk to surface stability and public safety.

The Coal Authority's records also indicate that surface coal resource is present on the site, although this should not be taken to imply that mineral extraction would be economically viable, technically feasible or environmentally acceptable. As you will be aware those authorities with responsibility for minerals planning and safeguarding will have identified where they consider minerals of national importance are present

in your area and related policy considerations. As part of the planning process consideration should be given to such advice in respect of the indicated surface coal resource.

The submission is supported by a Coal Mining Risk Assessment, dated November 2018 and prepared by Intégral Géotechnique (Wales) Limited and a Site Investigation Report, dated February 2019 and prepared by Intégral Géotechnique (Wales) Limited. The Risk Assessment makes recommendations for intrusive site investigations and the Site Investigation Report sets out details of the investigatory works carried out and their findings.

The report states that boreholes have been drilled in areas where new structures are proposed within the site. The report states that thin coal seams were encountered at shallow depth beneath the site but that these were all recorded as intact. The report authors note that due to the observed intact nature of the thin coal seams and the proven rock cover, they consider that there is little risk of shallow coal workings beneath the proposed bike hire building, shower block and small external catering unit causing mine related ground subsidence at the site surface.

We assume that the report authors have investigated those elements of the proposal which they consider are was most at risk from past coal mining activity and that they consider the investigatory works carried out adequate in this respect.

It is noted there are two mine entries (adits) close to the northern boundary of the site, however based on the red line boundary indicated on the site location plan submitted these features appear to lie outside of the site. Our comments are made on this basis.

The reports provided should be submitted to support any formal planning application for the scheme, subject to the report authors being satisfied that the investigations are adequate to make an assessment of the risks posed to the development as a whole.

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
Development Team Leader

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.

In formulating this response The Coal Authority has taken full account of the professional conclusions reached by the competent person who has prepared the Coal Mining Risk Assessment or other similar report. In the event that any future claim for liability arises in relation to this development The Coal Authority will take full account of the views, conclusions and mitigation previously expressed by the professional advisers for this development in relation to ground conditions and the acceptability of development.

Mr Liam Hopkins
The Urbanists
8a Morgan Arcade
Cardiff
CF10 1AF

Date: 15/06/2022
Our Ref: PPA0006787

Dear Mr Hopkins

Grid Ref: 305198 203429

Site Address: BikePark Wales Gethin Woodland Centre Abercarnaid

Development: Article 2D - 29 camping pods, changing village, vehicle workshop, children's play area and associated access, drainage and landscape infrastructure

We refer to the Schedule 1C - Article 2D notice received and your formal request for a pre-application consultation response before applying for planning permission from Dwr Cymru Welsh Water as a 'Specialist Consultee' as defined by Paragraph (y) of Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. It is acknowledged that the consultation request relates to a major development site and thus seeks a substantive response within 28 days from the date of the notice, 25/05/2022, as per the requirements of Article 2E. This request includes our views on the capacity of our network of assets and infrastructure to accommodate your proposed development.

Having reviewed the details submitted we would advise that there are concerns with the capacity available in our water supply network to accommodate the proposed development. The proposed development is in an area where there are water supply problems for which there are no improvements planned within our current Capital Investment Programme AMP5 (years 2010 to 2015). In order to establish what would be required to serve the site with an adequate water supply, it will be necessary for the developer to fund the undertaking of a hydraulic modelling assessment on the water supply network. For the developer to obtain a quotation for the hydraulic modelling assessment, we will require a fee of £250 + VAT.

We also note that the proposals intend on utilising alternative drainage arrangements and therefore we have no further comment from a sewerage capacity perspective.

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.



Liam Hopkins <liam.hopkins@theurbanists.net>

Proposed development of accommodation pods, changing village, vehicle maintenance workshop and associated infrastructure works at BikePark Wales

3 messages

Liam Hopkins <liam.hopkins@theurbanists.net>
To: LGC_Development_Control-South@gov.wales

Wed, May 25, 2022 at 12:31 PM

Dear Sir/ Madam,

Please find enclosed the notice that is required to be sent to you as a consultee, in advance of a planning application being submitted on behalf of BikePark Wales.

BikePark Wales is to apply for planning permission for accommodation pods, a changing village, vehicle maintenance workshop and associated infrastructure works at BikePark Wales, Gethin Woodland Centre, Abercarnaid, Merthyr Tydfil, CF48 1YZ. The application will be accessible from the 26th May at the following link: <https://www.theurbanists.net/planning-applications>

Please contact me if you require any further information.

Best regards

Liam Hopkins | Director

The Urbanists | The Creative Quarter | 8A Morgan Arcade | Cardiff | CF10 1AF

029 2023 6133 | 07375571222

www.theurbanists.net | @TheUrbanists

SCHEDULE 1C _Article 2D (1).pdf
44K

Richard.Jones7@gov.wales <Richard.Jones7@gov.wales>
To: liam.hopkins@theurbanists.net, LGC_Development_Control-South@gov.wales

Mon, Jun 20, 2022 at 4:18 PM

FAO Liam at the Urbanists,

Liam,

Grateful if you can request more details relating to potential conflict at the access. It is reported in the TA that there are no issues at the access however we would like to see further evidence of there being no conflict and demonstration that there is adequate capacity. There are statements made that flows are tidal although with the additional development we would highlight that there is likely to be more conflict in the access that there may be an opportunity for widening / betterment of the access that makes for better use above that of grasscrete, for ease of operation close to the roundabout.

The applicant should investigate parapet heights against Active Travel on the bridge identified as suitable for Active Travel over the A470 to Abercanaid. Also, are there any further links proposed north that may allow ease of Active Travel connection with proposed leisure use at Rhyd Y Car?

Kind regards

Richard

Richard Jones

Peiriannydd Ffyrrdd / Route Engineer

Is-adran Rheoli'r Rhwydwaith - Network Management Division

Trafnidiaeth / Transport

Llywodraeth Cymru / Welsh Government

Parc Cathays / Cathays Park

Caerdydd / Cardiff

Ffôn / Tel: 03000 256573

[Quoted text hidden]

Sganiwyd y neges hon am bob feirws hysbys wrth iddi adael Llywodraeth Cymru. Mae Llywodraeth Cymru yn cymryd o ddifrif yr angen i ddiogelu eich data. Os cysylltwch â Llywodraeth Cymru, mae ein hysbysiad preifatrwydd yn esbonio sut rydym yn defnyddio eich gwybodaeth a sut rydym yn diogelu eich preifatrwydd. Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn anfon ateb yn Gymraeg i ohebiaeth a dderbynnir yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi. On leaving the Welsh Government this email was scanned for all known viruses. The Welsh Government takes the protection of your data seriously. If you contact the Welsh Government then our [Privacy Notice](#) explains how we use your information and the ways in which we protect your privacy. We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

Liam Hopkins <liam.hopkins@theurbanists.net>

Mon, Jun 20, 2022 at 7:19 PM

To: Richard.Jones7@gov.wales

Cc: LGC_Development_Control-South@gov.wales

Bcc: Martin Astley <martin@bikeparkwales.com>, Dan Prescott <danprescott@tc-consult.co.uk>

Hi Richard,

Thanks for flagging this. Just to point out that there exists a planning permission on the site for the proposals included in the application. Ref: P.19.0073. The application is focussed on varying the design of the accommodation lodges and would not increase visitor numbers beyond that already consented. The Transport Assessment included for consultation was the transport document upon which planning permission was granted, and to which Welsh Government Highways had no objection. On that basis is the information and clarifications identified still required.

Best regards

Liam

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Liam Hopkins <liam.hopkins@theurbanists.net>

NRW Drainage Permit

1 message

Liam Hopkins <liam.hopkins@theurbanists.net>
To: Liam Hopkins <liam.hopkins@theurbanists.net>

Wed, Jun 22, 2022 at 10:28 PM

Hi Martin and Rowen

I hope you've both had a good Bank Holiday and Half Term

I am currently providing my official comments to the Masterplan Application and I wanted to reiterate again, in particular to the foul drainage, that a grant of planning permission does not guarantee a permit to discharge will be granted. **I would strongly recommend that you apply for a permit as soon as possible as this will ultimately feed into the design of site and where the sewage treatment plant may end up being situated as a result of the permit requirements.**

In previous discussions, I had stated that discharge to the Nant Graig would not be an option due to the watercourse size and dilution in particular during dry spells and would not be able to cope with the developments effluent input without detrimental impact. The only reason why there are existing discharges to the Nant Graig are because they were installed without prior permits. We had discussed the possibility of soakaway systems (which would be subject to British Standard percolation tests) and a balancing tank to counter the fluctuating loads during quieter periods. Thank you for including in your latest plan a grease trap as recommended. I have attached previous planning response from 2019 for information.

I will be including the same comments as above in my local authority comments for information. James – would you like me to copy you into my planning response?

Kind Regards

Sarah Jones

Hi/Hithau – She / Her

Swyddog yr Amgylchedd / Environment Officer
Cyfoeth Naturiol Cymru / Natural Resources Wales
Ffôn / Tel: (029) 2024 5334

E-bost / E-mail: sarah.pa.jones@cyfoethnaturiolcymru.go.uk /

sarah.pa.jones@naturalresourceswales.gov.uk
Gwefan / Website: www.cyfoethnaturiolcymru.gov.uk / www.naturalresourceswales.gov.uk

From: South East Planning southeastplanning@cyfoethnaturiolcymru.gov.uk 
Subject: RE: Proposed development of accommodation pods, changing village, vehicle maintenance workshop and associated infrastructure works at BikePark Wales NRW:01164961
Date: 22 June 2022 at 10:35
To: Liam Hopkins liam.hopkins@theurbanists.net

Hello Liam,

It's extremely unlikely that a response will be ready to issue today. There have been concerns raised (and further information requested) regarding foul drainage proposals by a specialist consultee and I have some queries on their comments. I'm waiting for their advice back on the queries. There was a Drainage Strategy with the formal planning application p/19/0073 to Merthyr Tydfil LPA but there is only a drainage drawing with the current SPA that I can see.

The only other comments are the request for a Construction environment management plan condition.

Kind regards

Claire

From: Liam Hopkins <liam.hopkins@theurbanists.net>
Sent: 21 June 2022 18:19
To: South East Planning <southeastplanning@cyfoethnaturiolcymru.gov.uk>
Subject: Re: Proposed development of accommodation pods, changing village, vehicle maintenance workshop and associated infrastructure works at BikePark Wales NRW:01164961

Hi,

I am on leave after Thursday so need to make the submission before I leave. Is it possible to obtain the response by COP tomorrow. Sorry.

Best regards

Liam

Liam Hopkins | Director



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