

Bike Park Wales - Uplift Track

Pre-Application Consultation Report (PAC)

March 2026



Prepared by: The Urbanists Ltd

Address: The Urbanists, Westgate House, Womanby Street, Cardiff, CF10 1BR

On behalf of: Bike Park Wales

Email: planning@theurbanists.net

Website: www.theurbanists.net

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Author	AV
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1. Introduction

This Pre-Application Consultation (PAC) Report has been prepared to accompany a planning application for the resurfacing of the BikePark Wales uplift track in a tarmac finish.

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 before submitting the planning application and to demonstrate how consultation responses received have been considered and managed. The PAC Report, therefore, shows how the requirements of 61Z of the Town and Country Planning Act 1990 have been complied with.

The PAC requirements are set out in the table below:

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
A summary of all issues raised and how they have been addressed	Sections 5 and 6
Copies of all responses received from specialist consultees with an explanation of how they have been addressed	Section 5 and Appendix 2

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
Notices posted and emailed to landowners, community and specialist consultees	16/02/2026
Website live	16/02/2026
Notices placed on site	16/02/2026
Notification period start (day 1)	17/02/2026
Notification period end (day 29)	16/03/2026

Table 3: Community consultees and adjacent landowner notification.

Name	Address	Notice Served Date
Community Consultees		Email
Anna Williams	anna.williams-price@merthyr.gov.uk	16/02/2026
Gareth Lewis	gareth.lewis@merthyr.gov.uk	16/02/2026
Brent Carter	brent.carter@merthyr.gov.uk	16/02/2026

Table 4: Adjacent landowner notification.

Name	Address	Notice Served Date
Adjacent Landowners		Hand Post
	Gareth.Rosser@cyfoethnaturiolcymru.gov.uk	16/02/2026

Table 5: Specialist consultees notification.

Name	Notice Served Date
Specialist Consultees	Email
Cadw	16/02/2026
Welsh Minister	16/02/2026
Highways	16/02/2026
Coal Authority	16/02/2026
Fire and Rescue Authority	16/02/2026
Dwr Cymru Welsh Water	16/02/2026

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

BikePark Wales

We will soon be submitting a planning application for the resurfacing of the uplift track that currently serves the BikePark Wales premises in 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, Westgate House, Womanby Street, Cardiff, CF10 1BR

[Application Cover Letter.pdf](#)
[Draft Application Forms \(1\).pdf](#)
[Ecological Statement.pdf](#)
[Site Location.pdf](#)
[Uplift Cut Through.pdf](#)
[Uplift Route.pdf](#)
[Uplift Section.pdf](#)

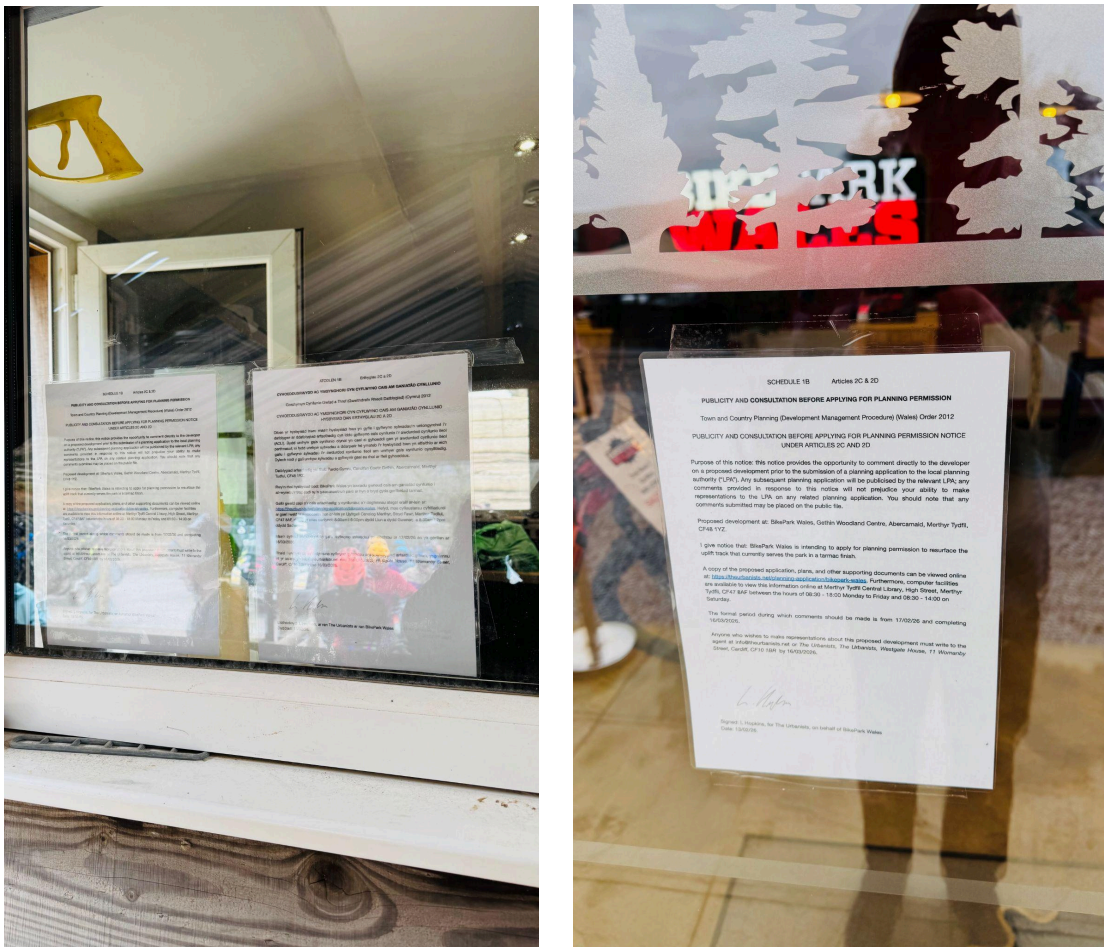
3. Declaration

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 3 below.

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



Figure 3: Photographs of site notices (both in Welsh and English)



4. Consultation Responses

During the notification, a number of consultation responses were received from adjoining landowners and specialist consultees. A summary of respondents is below.

Table 6: Specialist consultee responses.

Specialist Consultees	Date of Response
Fire and Rescue Authority	16 February 2026
Coal Authority	23 February 2026
Cadw	4 March 2026
Highway Authority	5 March 2026
NRW	17 March 2026

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

5. Statutory Consultee Responses

Specialist Consultee: South Wales Fire and Rescue

The Fire and Rescue Authority have no observations on this application. *Response : None required.*

Specialist Consultee: Coal Authority

No objections raised. *Response : None required.*

Specialist Consultee: Cadw

No objections raised. *Response : None required.*

Specialist Consultee: Dŵr Cymru Welsh Water

No objections raised. *Response : None required.*

Specialist Consultee: Dŵr Cymru Welsh Water

No objections raised. *Response : None required.*

Specialist Consultee: Natural Resources Wales

We have concerns with the application as proposed. However, we are satisfied that these concerns can be overcome by the planning authority attaching the following condition to any planning permission granted: **Condition: Pollution Prevention – Construction Environment Management Plan.** *Response : A CEMP has been produced and is included in the application.*

6. Public Consultation Responses

During the Pre-Application Consultation period, we received no public responses.

8. Conclusion

This Pre-Application Consultation (PAC) Report has been prepared to accompany a planning application for the resurfacing of the BikePark Wales uplift track in a tarmac finish.

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.

9. Appendices

Appendix 1 - Statutory notices

SCHEDULE 1C Article 2D

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

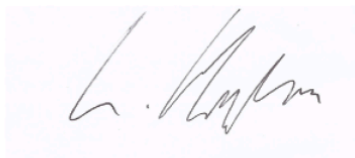
Purpose of this notice: this notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012

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 to resurface the uplift track that currently serves the park in a tarmac finish.

A copy of the proposed application; plans; and other supporting documents can be viewed online at <https://theurbanists.net/planning-application/bikepark-wales> during the notification period commencing 17/02/2026 and completing 16/03/2026.

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 16/03/2026.



Signed: L Hopkins, for The Urbanists, on behalf of BikePark Wales
Date: 13/02/26.

ATODLEN 1C

Erthygl 2D

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**

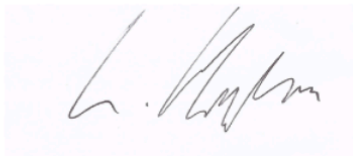
Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn cynnwys cais ffurfiol i gynnal ymgynghoriad cyn cyflwyno cais o dan erthygl 2D Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygiad) (Cymru) 2012

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

Rwy'n rhoi hysbysiad bod: BikePark Wales yn bwriadu gwneud cais am ganiatâd cynllunio i ail-wynebu'r trac codi sy'n gwasanaethu'r parc ar hyn o bryd gyda gorffeniad tarmac.

Gellir gweld copi o'r cais arfaethedig; cynlluniau, a dogfennau ategol eraill ar-lein ar <https://theurbanists.net/planning-application/bikepark-wales> yn ystod y cyfnod hysbysu sy'n dechrau ar 17/02/2026 ac yn gorffen ar 16/03/2026.

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 16/03/2026.



Llofnod: Llofnodwyd: L Hopkins, ar ran The Urbanists ar ran BikePark Wales
Dyddiad: 13/02/26.

Appendix 2 - Specialist Consultee Responses

[SWYDDOGOL] - [OFFICIAL]

Gwasanaeth Tân ac Achub
De Cymru



South Wales
Fire and Rescue Service

The Urbanists Cardiff Studio Westgate House 11 Womanby Street Cardiff CF10 1BR liam.hopkins@theurbanists.net	Our Ref: DL/26A-15005 (BR12) Your Ref: Date: 16 February 2026 Contact: Station Manager D. Lijertwood Tel: 07350 394272 E-mail: firesafety@southwales-fire.gov.uk
--	--

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012

PROPOSAL: RESURFACE THE UPLIFT TRACK THAT CURRENTLY SERVES THE PARK IN A TARMAC FINISH
LOCATION: BIKEPARK WALES, GETHIN WOODLAND CENTRE, ABERCARNAID, MERTHYR TYDFIL CF48 1YZ

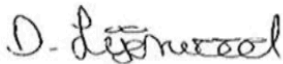
I acknowledge receipt of the notification to the South Wales Fire and Rescue Authority ("The Authority") in relation to the above application.

The Fire and Rescue Authority have no observations on this application.

If you should require any further assistance, please contact the above named Fire Safety officer.

Yours faithfully,

Duly signed and authorised by



for Assistant Chief Fire Officer

Pencadlys Gwasanaeth Tân ac Achub De Cymru,
Parc Busnes Forest View, Ulantrisant, Pont-y-clun, CF72 8LX.

Ffôn 01443 232000 • **Ffacs** 01443 232180
www.decymru-tan.gov.uk

Rydym yn croesawu gohebiaeth yn y gymraeg a'r saesneg - byddwn yn ymateb yn gyfartal i'r ddau ac yn ateb yn eich dewis iaith heb oedi.

South Wales Fire and Rescue Service Headquarters,
Forest View Business Park, Ulantrisant, Pontyclun, CF72 8LX.

Telephone 01443 232000 • **Fax** 01443 232180
www.southwales-fire.gov.uk

We welcome correspondence in Welsh and English - we will respond equally to both and will reply in your language of choice without delay.

CODI YMWHYBYDDIAETH - LLEHMARSIO
[SWYDDOGOL] - [OFFICIAL]
RAISING AWARENESS - REDUCING RISK



Ein cyf/Our ref: CAS-300883-T4C5
Eich cyf/Your ref: n/a

Liam Hopkins
The Urbanists
info@theurbanists.net

Dyddiad/Date: 17 March 2026

Annwyl Syr/Madam/Dear Sir/Madam,

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

BWRIAD/PROPOSAL: To resurface the uplift track that currently serves the park in a tarmac finish.

LLEOLIAD/LOCATION: Gethin Woodland Centre, A470 Pentrebach to Rhydycar Northbound, 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 16 February 2026.

We have concerns with the application as proposed. However, we are satisfied that these concerns can be overcome by the planning authority attaching the following condition to any planning permission granted:

Condition: Pollution Prevention – Construction Environment Management Plan

Please note, without this condition, we would be likely to object to the planning application. Further details are provided below.

Pollution Prevention

The site is located within close proximity to minor watercourses which discharge to the River Taff, a designated main river.

We welcome the proposals to resurface the tracks, which will assist in reducing the potential silt runoff in the long term. Notwithstanding, given the large area proposed for these works and the potential for asphalt based chemicals to enter the watercourse during construction, we advise the following condition is attached to any planning permission granted:

Condition

No development, including site clearance, shall commence until a site wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:

- Construction methods: details of materials, how waste generated will be managed.
- General site management: details of the construction programme including phasing of development, timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- Soil management: details of topsoil strip, storage and amelioration for re-use.
- CEMP masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures.
- Resource management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption.
- Pollution prevention: demonstrate how relevant guidelines for pollution prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details.
- Details of the landscape or ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Justification: A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development and implemented for the protection of the environment during construction.

European Protected Species (EPS)

We recommend you seek the advice of the Local Planning Authority's ecologist about the requirement for further information to be submitted in support of the application, and to scope the need for bespoke surveys, where required.

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*, 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

Eleanor Sullivan

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

E-bost/E-mail: southeastplanning@cyfoethnaturiolcymru.gov.uk

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.



200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG
T: 01623 637 119 (Planning Enquiries)
E: planningconsultation@coal.gov.uk
W: www.gov.uk/coalauthority

For the attention of: The Urbanists

[By email: info@theurbanists.net]

23 February 2026

Dear Sir or Madam

Re: PRE-APPLICATION BikePark Wales

BikePark Wales is intending to apply for planning permission to resurface the uplift track that currently serves the park in a tarmac finish.; Bikepark Wales, Gethin Woodland Centre, Abercanaid, Merthyr Tydfil, CF48 1YZ

Thank you for your consultation letter of 17 February 2026

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.

I have reviewed the built development proposal within the context of both the defined Development High Risk Area and the coal mining legacy of the site. On the basis that the development type, by its very nature, constitutes an exempt form of development, the Coal Authority would **not expect the planning application to be supported by a Coal Mining Risk Assessment**, or equivalent, to assess the risk to the development from coal mining legacy.

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



Making a **better future** for people
and the environment **in mining areas**

Yours faithfully

Chris MacArthur

Chris MacArthur *B.Sc.(Hons), DipTP, MRTPI*
Planning Liaison Manager

Disclaimer

The above consultation response is provided by The Coal Authority as a Statutory Consultee and is based upon the latest available coal mining 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.



Making a **better future** for people
and the environment **in mining areas**



Liam Hopkins <liam.hopkins@theurbanists.net>

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

1 message

'Kimber, George' via Urbanists Planning <planning@theurbanists.net>

Thu, Mar 5, 2026 at 11:08 AM

Reply-To: george.kimber@wsp.com

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

Cc: "lgc_development_control-south@gov.wales" <lgc_development_control-south@gov.wales>, "jason.ingram2" <jason.ingram2@gov.wales>

FAO The Urbanists,

On behalf of Welsh Government Transport,

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

Planning permission to resurface the uplift track that currently serves the park in a tarmac finish.

I refer to your consultation of 16/02/2026 regarding the above pre-planning application and advise that the Welsh Government as highway authority for the A470 trunk road would not issue a direction in respect to a future application for full planning.

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

Regards,

George

George Kimber

Graduate Engineer

BEng GMICE

T +442920366344



Plas Cereu, Dinas
Parc Nantgarw, Caerdydd
Tfôn 0300 025 2791
Ffôn 0300 025 2791
E-bost cadw@cyfeirnod.gov.wales
cadw.gov.wales

The Urbanists

Eich cyfeirnod
Your reference

By email

Ein cyfeirnod
Our reference

info@theurbanists.net

Dyddiad
Date

4 March 2026

Llinell uniongyrchol
Direct line

0300 0252791

E-bost
Email:

cadwplanning@gov.wales

Dear Sir/Madam

Pre-Planning Application – Resurfacing of the uplift track that currently serves the park in a tarmac finish, BikePark Wales, Gethin Woodland Centre, Abercarnaid, Merthyr Tydfil, CF48 1YZ

Thank you for your letter of 16 February inviting our comments on the pre-planning application consultation for the proposed development described above.

This response is based on the advice provided by Cadw's Historic Environment Planning Officer.

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.

Having carefully considered the information provided, we have no objection to the proposed development in regards to the scheduled monuments or registered historic park and garden listed in our assessment of the application below.

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



Llywodraeth Cymru
Welsh Government



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
 GM460 Cwmdu Air Shaft & Fan
 GM467 Cyfarthfa Canal Level
 GM486 Iron Canal Bridge from Rhydycar
 GM495 Cyfarthfa Tramroad Section at Heolgerrig
 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 Park and Garden

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

This pre-planning application is for the resurfacing of an uplift track at BikePark Wales, Gethin Woodland Centre, Abercanaid, CF48 1YZ.

The above designated historic assets are located inside 3km of the proposed development, but intervening topography, buildings and vegetation block all views between them apart from scheduled monument GM586 Carn Castell y Meibion ring cairn. Consequently, the proposed development will have no impact on the settings of these designated historic assets other than GM586 Carn Castell y Meibion ring cairn.

The proposed development is located some 30m from scheduled monument GM586 Carn Castell y Meibion ring cairn. The applicants should be aware that in relation to any future planning application it is their responsibility to inform all contractors about the nature and extent of the scheduled area, and the restrictions which scheduling imposes. If any ground works, service trenches, works compounds, temporary storage etc. are planned to take place within the scheduled area, then the applicant should contact Cadw to ascertain whether scheduled monument consent will be required.

Scheduled monument GM586 Carn Castell y Meibion ring cairn comprises the remains of a ring cairn dating to the Bronze Age (c.2300 BC - 800 BC) and is situated within forestry on the saddle between Twyn Gwersyllfa to the north-west and Twyn Ddisgwylyfa Fawr to the south-east.



The well-preserved ring cairn is circular on plan and measures about 8m in diameter within a stony ring bank about 3m in thickness and up to 0.2m in height. The ring cairn has an irregular interior surface, thinly spread with stones; and there is a slight gap in the east side of the ring bank.

Bronze Age funerary and ritual monument are thought to have been located so that they had views to and from neighbouring funerary monument, prominent natural features and associated settlement sites. There are other potentially contemporary Bronze Age monuments on the surrounding high ground, the nearest being some 600m to the north northwest (scheduled monument GM298 Graig-y-Gilfach round cairn and earthwork and a group of cairns (scheduled monument GM287 Darren Fawr Round Cairns) some 700m to the south and views between them are potentially significant. Additionally, ring cairns were generally positioned on slopes where activity within could be observed from above nearby and therefore the view towards the cairn from the highest ground to the east is particularly significant.

The proposed development is for the resurfacing of existing tracks within the forest / bike park to transport cyclists and bicycles up to the starting points of trails and for the provision of a new section of 'cut through' track some 250m long linking existing tracks on side of the saddle. Both the proposed and excising tracks will be surfaced to accommodate two lanes with 150mm-200mm of quarried stone followed by 50mm of a finer grade quarried stone and finished with a 60mm asphalt base course followed by a 40mm asphalt surface course.

Views to and from the cairn are currently blocked by a forest plantation. After felling, the proposed cut through route would add new built form into the nearby landscape. However, as the existing is nearer and the proposed route is not within any identified significant views, whilst there may be a very slight visual change in the view from the monument this will have no more than a minor adverse effect on the way that the monument is experienced, understood and appreciated. Consequently, the proposed development will not have an unacceptably damaging effect upon the setting of scheduled monument GM586.

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 Heneb: The Welsh Archaeology Trust www.heneb.co.uk

Yours sincerely,

Laura Cooper
Historic Environment Inspectorate / Arolygiaeth yr Amgylchedd Hanesyddol

