

Table 1: Landscape effects and significance comments

Landscape Receptor	Sensitivity to changes arising from the proposals	Magnitude of change	Degree & nature of effects & significance: completion	Degree & nature of effects & significance: at year 15	Simon White Review comments dated 02/06/23	Tir Collective responses to Simon White's review comments
The landform of the east facing slope	Moderate-high sensitivity	Completion: Great The permanent changes to landform would have occurred during the construction phase. Landform changes would be continuing to settle. Exposed areas would be newly planted with vegetation and grass seeding. The scale of the changes would be medium over a small geographical area. There are likely to be some areas of exposed landform. The changes would be permanent. At 15 years: Small – medium Changes to the landform would be assimilated into the landscape with the establishment of woodland and other vegetation. The site would function as an east facing slope, part of the wider hillside, with built proposals integrated with its surroundings. The changes would be medium scale over a small geographical area. Although the changes would be permanent, the changes to the landform would be integrated into its surroundings.	Effects would be major adverse with large-scale earthworks changes to the landform with some areas remaining exposed. Significant	Effects would be moderate neutral as the landform is settled and vegetation established, which would integrate the changes into the surrounding landscape. Not Significant	Sensitivity- reasonable. Magnitude of effect Year 1- agree. Significance Year 1- agree. Magnitude of effect Year 15- disagree. The changes to landform are the same at Year 15 as Year 1 i.e., great. The steep sided mounding to the south of the linear ski slope building and none to the north would create an asymmetric and noticeable feature on the valley sides which is unlikely to be easily disguised/mitigated over 15 years as a dry reinforced earth structure. Significance Year 15- disagree. Should remain major adverse. A medium effect on a high sensitivity receptor should be major/moderate and significant in any case.	We welcome Simon White's comments that he agrees with the sensitivity of receptor, the magnitude of effect at year 1 and significance at year 1. At year 15, we disagree with Simon White's comments and that effects would be the same at year 1. The interface between existing landform and proposed earthworks would be more obvious immediately after construction than would be the case after 15 years. As planting establishes at the edges of the site and across the south facing embankment slope at the Snow Centre, the landform tie-in point to the existing hillside would become softened and integrated into the hillside. As the contrast between the existing landscape and proposed landform becomes blurred, then the overall effects on the landform of the east facing slope would also reduce. In relation to significance, the sensitivity of the receptor was assessed as moderate-high, which Simon White finds reasonable.
Areas of woodland and trees	High sensitivity	Completion: Great Newly planted trees and woodland would be starting to establish with new areas connecting to retained woodland areas within and beyond the site. The northwest and north of the site would be sparse of woodland and replaced with buildings, although newly planted trees in the north and central part of the site would partially break up built form. Woodland in the south would be partially interspersed with lodges and tracks, and the Outdoor Activity Centre in the west of the site would be in use, resulting in an increase of use and recreational use of the area. However, the woodland character of these areas is likely to remain a key feature. Woodland areas in the southwest of the site are likely to remain unchanged.	Effects would be major adverse as planted woodland and trees would not be established. Some woodland and treed characteristics would be altered, although areas in the south would remain largely intact. Significant	Effects would be moderate adverse proposed woodland areas and trees would be establishing within the site and are likely to be integrated into the surrounding landscape. Some areas of the site remain unaltered. Not Significant	Sensitivity- reasonable although susceptibility should be high as in PAC LVA. Magnitude of effect Year 1- agree. Numerous trees are proposed for removal and TPO woodland is likely to be adversely affected by use as an outdoor adventure play area. Significance Year 1-agree. Magnitude of effect Year 15- disagree. The removal of trees and woodland are the same at Year 15 as Year 1 i.e., great. The apparently very limited proposed woodland planting, the likely practical difficulties of establishment by Year 15 and tree planting in the car park at the lower	We welcome Simon White's comments that he finds the sensitivity of receptor reasonable. The susceptibility changed due to the recent large-scale engineering works on the site in relation to drainage, which resulted in the removal and disturbance of some trees. We also welcome Simon White's comments that he agrees with the magnitude of effect at year 1 and significance. At year 15 we disagree with Simon White's comments. Trees and woodland planting would be continuing to establish, providing mitigation and replacing a proportion of the trees that have been removed with other areas remaining unaltered, resulting in medium magnitude of change and

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		The scale of the changes would be medium over a small geographical area, affecting part of the character of the area. The changes would be permanent. At 15 years: Medium Planted trees and woodland within the site would be continuing to establish but is likely to be ingrained within the wider landscape. The trees are likely to soften some parts of the proposed development. The lodges and Outdoor Activity Centre in the south and west of the site are likely to be integrated within the woodland areas with recreational use forming part of the character of the areas. Woodland areas in the southwest of the site are likely to remain unchanged. The scale of the changes would be medium over a small geographical area, affecting part of the character of the area. The changes would be permanent.			level would mean that the effect is likely to be at least great/medium. Significance Year 15- disagree. A great- medium effect on a high sensitivity receptor would be major- moderate adverse and significant. A medium effect on a high sensitivity receptor should be major- moderate in any case.	therefore reducing the effects to moderate as set out in the assessments.
Mosaic character	High sensitivity	Completion: Medium - great The mosaic character of the site would be interrupted with the introduction of new structures and tall buildings and associated hard landscape. New woodland, tree, vegetation, and grass planting would be starting to establish, although some areas may remain partially exposed such as the south facing slope adjacent to the Snow Centre. Heritage features on site would be retained with some education opportunities, which would integrate the features into the proposed development. The Vegetation on the SuDS features would also be establishing, contributing to the mosaic character. Although additional movement and recreational activities would be created in the south of the site, some wooded areas would remain unaltered and continue to form a feature of the mosaic character. The scale of the changes would be medium-large over a small-medium geographical area. The changes would be permanent, but some would include restoration and the retaining of key characteristics. At 15 years: Medium Some habitats on the site would be established or continuing to establish such as the planted south facing slope adjacent to the	Effects would be major-moderate adverse as the proposed development would alter and change the character in some parts of the site, although south areas would remain largely unaltered. Some areas of the site are likely to partially exposed. Significant	Effects would be moderate neutral proposed planting of scrub and grass mixes would be established with areas of woodland continuing to establish. The mosaic character would be partially interrupted by built development, but other areas would have regenerated or remain unaltered. Not Significant	Sensitivity- agree. Magnitude of effect Year 1- agree. Significance Year 1-agree. Magnitude of effect Year 15- disagree. The proposals would continue to add major building form to the historic mosaic character in addition to larger areas of grassland, the likely slow establishment of vegetation on the mound, all changing the balance and character of the primarily wooded complex mosaic hillside. This would mean that the effect would remain at least great-medium. (Note the LVIA states a great effect during construction which removes mosaic not reinstated at Year 1). Significance Year 15- disagree. A great- medium effect on a high sensitivity receptor would be major- moderate adverse and significant. A	We welcome Simon White's comments that he agrees with the sensitivity of receptor, the magnitude of effect at year 1 and significance at year 1. We disagree with Simon White's comments at year 15 both in relation to magnitude and significance. The characteristics that contribute to the mosaic character are the grassland habitats, woodland, and tips etc. it is not specifically 'historic mosaic character'. The tips in particular are a detracting and unsafe feature, which is evidenced by the drainage works carried out last year by the Council. The 'A470 Tip' is not a 'historic feature' and is located in the main part of the site to be regraded. This tip has a different character to the older tips at the site. At year 15 some areas would be regenerated whilst others remain unchanged and intact.

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		Snow Centre and areas of woodland. The proposed buildings and hard landscape would interrupt dome of the mosaic character. However, the heritage and SuDS features would be ingrained within the landscape of the site. The woodland areas in the southern part of the site would continue to contribute to the mosaic character of the site. The scale of the changes would be medium over a small geographical area. The changes would be permanent, but some would contribute to the mosaic characteristics.			medium effect on a high sensitivity receptor should be major- moderate in any case.	
Attractive distant views from open elevated areas	Moderate-High sensitivity	Completion: Small In the north of the site some views out from the site would be interrupted by built development. Newly planted woodland and trees may also partially screen and filter some views out. However, distant views out of the site are likely to be available from several locations and would continue to form a key characteristic. The scale of the changes would be small over a small geographical area. Although the changes would be permanent the magnitude of change is considered to be small. At 15 years: Small Establishing woodland and trees may partially screen and filter views out of the site, alongside built development, reducing the availability of some views. However, distant views out of the site are likely to be available from several locations and would continue to form a key characteristic. The scale of the changes would be small over a small geographical area. Although the changes would be permanent the magnitude of change is considered to be small.	Effects would be minor adverse some views would be prevented from some parts of the site, but distant views from some areas of the site would continue to be available and continue as a characteristic of the site. Not Significant	Effects would be minor neutral distant views out of the site would be a key feature and characteristic of the site. Not Significant	Sensitivity- reasonable. Magnitude of effect Year 1- disagree. The development would form a major built feature running down a substantial proportion of the valley side and would interrupt, screen or modify the character of views towards the Bannau Brycheiniog as most of the open areas are to the south/southwest. The effect would be likely to be at least medium- great. Significance Year 1- disagree. The effect of medium/great on a moderate/high sensitivity receptor resulting in a major- moderate adverse and significant effect. Magnitude of effect Year 15- disagree. The development would remain a major built feature running down a substantial proportion of the valley side and would interrupt, screen or modify the character of views towards the Bannau Brycheiniog. The effect would be likely to remain at least medium- great. Significance Year 15- disagree. The effect of medium- great on a moderate/high sensitivity receptor resulting in a major- moderate adverse and significant effect.	We welcome Simon White's comments that he finds the sensitivity of receptor reasonable. We disagree with the comments in relation to magnitude and significance for years 1 and 15 for the reasons set out in the LVIA, refer to Appendix 12.3, Tables 12.3.1 and 12.3.2.
Setting to the urban edge of	Moderate-High sensitivity	Completion: Great The proposed development would result in additional tall buildings, structures and associated hard and soft landscape in the setting to the urban edge of Merthyr Tydfil. Additional movement	Effects would be major adverse the setting would change from predominantly	Effects would be major-moderate adverse the establishment of	Sensitivity- reasonable.	We welcome Simon White's comments that he finds the sensitivity of receptor and the magnitude of effect at year 1 reasonable and agrees with the significance at year 1. We also welcome his

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Merthyr Tydfil		would be created with vehicles using the site and recreational users of the public routes. Some areas of the site are likely to remain exposed as new planting and seeding is establishing. At night, street lighting and other internal and external lighting on the site would change the night-time characteristics. The southern areas of the site are likely to remain largely unaltered in the setting. The permanent changes would be large in scale over a medium geographical area. The setting of the urban edge of Merthyr Tydfil would have changed from mainly rural to an urban backdrop with the influences of tall buildings and commercial characteristics. At 15 years: Medium – great The presence of the proposed development within the setting to the urban edge of Merthyr Tydfil is likely to be softened and more ingrained with the surrounding landscape with the establishment of new woodland, trees and vegetation. However, tall buildings, movement, and lighting on site would create urban features characteristics. The southern areas of the site are likely to remain largely unaltered in the setting. The permanent changes would be medium-large in scale over a medium geographical area. The setting of the urban edge of Merthyr Tydfil would have changed from mainly rural to a backdrop with urban influences.	rural to urban character within the setting of Merthyr Tydfil. Significant	woodland and other vegetation is likely to soften the proposed development and integrate into its surroundings, but the character of the setting would be largely altered. Significant	Magnitude of effect Year 1- reasonable. The introduction of large- scale built form running down the valley side the accompanying use, movement and lighting would fundamentally change the character of the primarily wooded mosaic backcloth and would be prominent/noticeable over a wide area. It would be become a key characteristic of the West Flank. Significance Year 1- agree. Magnitude of effect Year 15- agree, although the effect would be at least medium-great. There should be some establishment of mitigation planting, mainly in the carpark but this is likely to have minimal effect. Significance Year 15- reasonable although likely effects remain major.	agreement with the magnitude of effect at year 15 and finds the significance at year 15 reasonable. Magnitude of change reduces to medium-great, resulting in major-moderate effects, which would be significant.
Recreational access and setting to PRow and public access land	Moderate-High sensitivity	Completion: Great There would be permanent changes to some PRow within the site with diversions and the stopping up of some routes. The setting to the routes would also change and be influenced by the proposed development. There may be an increase of activity along the diverted PRow and routes beyond the site boundary due to the improved connections within the site. The scale of the changes would be large over a medium geographical area. The changes would be permanent within the site. At 15 years: Great	Effects would be major adverse with the diversion and stopping up of PRow and the character of the routes being influenced by the proposed development. Recreational use relating to promoted routes within the site would increase.	Effects would be major adverse as the proposed development would influence the character of the diverted routes and nearby routes beyond the site boundary. Significant	Sensitivity- agree. Magnitude of effect Year 1- agree. The setting of the PROWs through the site and access land would change substantially with built development and more intensive use. Significance Year 1- agree. Magnitude of effect Year 15- agree. Significance Year 15-agree.	We welcome Simon White's comments that he agrees with the sensitivity of receptor, the magnitude of effect at year 1 and year 15, and the significance at year 1 and year 15.

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		The permanent changes to the PRoW would be ingrained with the wider PRoW network, but the character along the routes would be influenced by the proposed development. Recreational uses are likely to increase with improved connections through the site to the surrounding landscape. The scale of the changes would be large over a medium geographical area.	Significant			
Context						
Merthyr Tydfil	Lesser sensitivity	Completion: Small Indirect changes resulting from the proposed development would be limited to visual change from small, scattered areas, which would be viewed in context to the urban surroundings. The changes would be small in scale, from small, scattered areas over a medium geographical area. The visual change would be permanent, but the historic character and urban features that define Merthyr Tydfil are likely to remain intact. At 15 years: Negligible Indirect changes resulting from the proposed development would be limited to visual change from small, scattered areas. The establishment of woodland and trees is likely to soften some views of the proposals with the proposed development ingrained within the context of the urban surroundings. The changes would be small in scale, from small, scattered areas over a medium geographical area. However, the historic character and urban features that define Merthyr Tydfil are likely to remain the defining characteristics.	The indirect effects are minor adverse with changes to views from small, scattered areas. The proposed development would be viewed in context to the surrounding urban context and the historic and urban characteristics of Merthyr Tydfil are likely to remain intact. Not Significant	The indirect effects are negligible with changes to views from small, scattered areas. The proposed development is likely to be ingrained within the surrounding urban context and the historic and urban characteristics of Merthyr Tydfil are likely to remain intact.	Sensitivity- agree. Magnitude of effect Year 1- agree. Significance Year 1- agree. Magnitude of effect Year 15- agree. Significance Year 15- agree.	We welcome Simon White's comments that he agrees with the sensitivity of receptor, the magnitude of effect at year 1 and year 15, and the significance at year 1 and year 15.
Cyfarthfa Park	High sensitivity	Completion: Small Indirect changes resulting from the proposed development would be limited to visual change between gaps in trees and vegetation and above the urban context of Merthyr Tydfil. The changes would be small in scale over a small geographical area. The distant visual connection would partially alter above the urban context of Merthyr Tydfil, but the overall characteristics of	The indirect effects are minor adverse the visual connection, a historical characteristic of the park, would be altered, but would be	The indirect effects would be minor adverse. The establishing woodland and tree are likely to soften distant views of the proposed	Sensitivity- agree. Magnitude of effect Year 1- agree. The majority of the Park, including the more sensitive parts, is not intervisible with the proposed development and so its perceived landscape setting undergoes a small effect.	We welcome Simon White's comments that he agrees with the sensitivity of receptor, and the magnitude of effect at year 1 and year 15. We highlight that the reference to 'magnitude of effect' is not consistent with the definitions provided in the submitted LVIA where 'magnitude of change' is used to differentiate it from

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		the park would remain intact. Although the changes would be permanent, the magnitude of change is considered to be small. At 15 years: Small Indirect changes would be limited to visual change, but the establishment of woodland, trees, and other vegetation is likely to soften some views of the proposed development in the distance, which would be in context with other urban features. The scale of the changes would be small form a small geographical area, between gaps in trees within the park. Although the changes would be permanent, the key characteristics of the park are likely to remain intact. The magnitude of change is considered to be small.	within the urban context of Merthyr Tydfil. The overall key characteristics of the park would remain intact. Not Significant	development, but the visual connection, a historical characteristic of the park, would be partially altered. The proposed development would be viewed in context Merthyr Tydfil and the key characteristics of the park would remain intact. Not Significant	Significance Year 1- disagree. Likely to be moderate adverse and not significant. Magnitude of effect Year 15- agree. Significance Year 15- disagree. Likely to be moderate adverse and not significant.	'significance of effect'. While this is limited to a difference in terminology, Simon has not provided a definition of the terms used, where they differ to those used within the submitted LVIA. In relation to significance, we disagree that effects would be moderate as set out in the LVIA assessments Tables in Appendix 12.3, but we welcome Simon's view that effects would be not significant.
Upland and extractive landscape between Merthyr Tydfil and the BBNP and upland common to the east of the site	Lesser sensitivity	Completion: Small – medium Indirect changes resulting from the proposed development would be limited to visual change in distant views. The changes would be small in scale, over a large geographical area. Although the distant visual change would be permanent, the overall historic and key characteristics that define the upland and/or extractive landscape are likely to remain intact. At 15 years: Small Indirect changes resulting from the proposed development would be limited to visual change in distant views. The establishment of woodland and trees is likely to soften some views of the proposals with the proposed development viewed in context to the wider area of Merthyr Tydfil and adjacent suburbs. The changes would be small in scale, over a large geographical area. The establishment of the planted south facing slope would reduce the distant permanent visual change. The overall historic and key characteristics that define the upland and/or extractive landscape are likely to remain intact.	The indirect effects are minor adverse with changes to a small proportion of distant views. The proposed development would be viewed in context to surrounding development and the overall key characteristics that define the uplands and extractive landscape are likely to remain intact. Not Significant	The indirect effects are minor adverse with changes to a small proportion of distant views reduced further with the establishment of the planted south facing slope. The proposed development would be viewed in context to surrounding development and the overall key characteristics that define the uplands and extractive landscape are likely to remain intact. Not Significant	It is not clear what the extent of this area is as it is not defined properly in text or on plan. Instead, the well-defined area of the SLA, as requested in the MTCBC PAC response, are assessed below.	Following the PAC response, Figure LA.12.4-7 was provided to illustrate this.

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BBNP	Moderate-High sensitivity	Completion: Small Indirect changes resulting from the proposed development would be limited to visual change in distant views to the south, above Merthyr Tydfil. The changes would be small in scale, over a medium geographical area. Although the distant visual change would be permanent, the overall key characteristics that define the BBNP are likely to remain intact. At 15 years: Negligible Indirect changes resulting from the proposed development would be limited to visual change in distant views to the south, above the urban context of Merthyr Tydfil. The establishment of woodland and trees is likely to soften some views of the proposed development, which would help integrate it into its surroundings. The key characteristics of the BBNP are likely to remain intact,	The indirect effects are minor adverse with changes to a small proportion of distant views to the south from the BBNP. The proposed development would be viewed in context to surrounding development and the overall key characteristics that define the BBNP are likely to remain intact. Not Significant	Any indirect effects are negligible. The key characteristics of the BBNP are likely to remain intact.	Sensitivity- disagree. The susceptibility of BBNP to development outside in its setting is at least moderate-high with a resulting sensitivity of high. The presence of Merthyr Tydfil and surrounding development should be taken into account in assessing the scale of change/magnitude of effect. Magnitude of effect Year 1- agree. Cilsanws would have the most important relationship and intervisibility with the development with other areas and less intervisibility. Overall, the effect on the BBNP is considered small (see special qualities assessment). Significance Year 1- disagree. Likely to be moderate adverse and not significant. Magnitude of effect Year 15- disagree. Mitigation is likely to have a minimal effect especially in views from the north. The magnitude of effect therefore remains as small. Significance Year 15- disagree. Likely to be moderate adverse and not significant.	We disagree with Simon White's comments. The BBNPA provided a response on the 9th of May 2023 and did not raise any comments in relation to the landscape assessments and "concurs with the assessed impacts from Viewpoint 10 Cefn Cil-Sanws and the conclusion that the proposed development would not affect the special qualities of the National Park." NRW also provided a response on 25th May and notes "The proposal lies within the setting of the National Park and is unlikely to have a substantial adverse impact on the landscape character and visual amenity of the park."
Western Flank Special Landscape Area					The description in the MTCBC SLA background paper, June 2017, which underpins LDP Policy EnW5, mentions the following descriptors which can be taken as special qualities and characteristics: • Mix of industrial heritage, field pattern and woodland. • Strongly dominant green flank to the town, distinctly rural in character. • Complex mosaic of tips, transport features and mine sites intermingled with the field pattern.	The SLA designation has been considered as part of the landscape assessments, particularly value, see LVIA table 12-3. The SLA on its own is not considered as a landscape receptor, rather the key characteristics that make up the local designation e.g., mosaic character, trees and woodland etc. To avoid double counting, the SLA on its own is not assessed. The designation of SLAs is informed and underpinned by LANDMAP for each Aspect Layer, refer to NRW LANDMAP Guidance Note 1: LANDMAP and Special Landscape Areas 2017. SLAs themselves are not individual Landscape

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					• Areas of natural woodland and habitat regeneration looking like natural habitats from a distance. • Distinctive diversity and pattern are high value. • Further value of habitats that contribute to character as Cwm Glo and Glyndyrus SSSI. • Further overlaid value of Registered Landscape of Outstanding Historic Interest with the site environs exhibiting features mentioned in the description including remnants of the coal mining industry, waterpower leats, early tramroads and tips. Sensitivity- High-medium value as a designated SLA with strong heritage component. High-medium susceptibility to large scale development as a sloping complex mosaic. Overall, the sensitivity is considered high-medium. Magnitude of effect Year 1- This development effectively divides the SLA into two with the strong linear feature of the ski slope prominently cutting down the valley slopes with major earthworks and a large-scale development at the lower level and associated movement of vehicles and people. These would directly impact on the historic mosaic character and pattern and habitats and adversely affect the green flank backcloth to the town. It would become a key characteristic of the West Flank and undermine its special qualities. The magnitude of effect is likely to be great and at least medium-great. Significance Year 1- The likely effect would be probably major and at least major-moderate adverse and significant. Magnitude of effect Year 15- The proposed limited mitigation is not likely to disguise the linear feature of the ski slope or the development at the lower level more than the existing retained vegetation. The steep sloped	Character Areas but are made up of several landscape characteristic of features that are important to the local landscape. These features then help to inform landscape design, to ensure key characteristics are retained, which has been integral to this project, refer to Green Infrastructure plans SK401 and SK402.



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					mound may have some limited scrub growth and trees may be established in the car park and lower plateau, but this may not be sufficient to change the overall magnitude of effects. The likely magnitude of effect is likely to remain at least medium-great. Significance Year 15- The likely effect would be major-moderate adverse and significant.	
LANDMAP aspect areas					The LVIA does not assess the effects on the individual aspect areas affected by the development which is an omission. The findings will be reviewed if prepared.	The LANDMAP aspect areas are considered and NRW LANDMAP Guidance Note 46 was referred to. LANDMAP is reviewed as part of the baseline, aspect areas within the site to start before the wider relevant aspect areas within the study area. In order to avoid repetition, individual aspect areas are not assessed but instead are grouped where key characteristics are shared for example, upland and extractive landscapes. The LVIA Table 12-3 value column makes reference to the LANDMAP aspect areas.

Table 2: Visual effects and significance comments

Visual Receptors & Sensitivity	Reference Viewpoints	Magnitude of change:	Degree & nature of effects & significance: completion	Degree & nature of effects & significance: after 15 years	Simon White Review comments dated 02/06/23	Tir Collective responses to Simon White's review comments
Users of the footbridge, bridleway and nearby Taff Trail walking route, National Cycle Route 8, oblique views, partially screened. moderate sensitivity	01-Footbridge over A4102 (Bridleway 101/3)	Completion: Great The top of the proposed Snow Centre would be viewed above the roundabout and would appear just above the skyline formed by the coniferous woodland block. Views of the proposed Snow Centre would extend down the slope to the right with views of the proposed south facing slope on the south side of the building extending down to the left. The proposed Spa Hotel would be visible to the right and the top of the hotel is visible above the horizon. The Water Park buildings would be viewed to the left of the Spa Hotel, although it would be partially screened by intervening vegetation. In the left of the view, the foreground trees would screen views of the car parking area and proposed lodges. The new access into the site would change the roundabout in the foreground of the view and involve the removal of existing vegetation to form this access. The scale of visual change is considered to be large. The changes of the view would be experienced from a small geographical area, experienced as a short duration and forming part of a changing view experienced as walking the footpath. At 15 years: Medium-great The top of the proposed Snow Centre would be viewed above the roundabout and would appear just above the skyline formed by the coniferous woodland block. Views of the proposed Snow Centre would extend down the slope to the right with views of the proposed south facing slope on the south side of the building extending down to the left. The proposed Spa Hotel would be visible to the right and the top of the hotel is visible above the horizon. The Water Park buildings would be viewed to the left of the Spa Hotel, although it would be partially screened by intervening vegetation. In the left of the view, the foreground trees would screen views of the car parking area and proposed lodges. Proposed planting would supplement this vegetation to create more effective screening. The scale of visual change is considered to be large. The changes of the view would be experienced from a small geographical area, experienced as a short duration and forming part of a changing view experienced as walking the footpath.	Effects are Major-moderate adverse for highly sensitive receptors where views of the wider landscape are a focus of interest. The A470 occupies the foreground of views and provide a focus for the view available. After construction the landscape proposals would revegetate disturbed ground and earthworks around the periphery of the proposed development. This would reduce the overall extent of disturbance in the view but would not significantly reduce the effects due to the scale of built form visible within a currently undeveloped portion of the view. The higher buildings within the development would extend above the horizon. Significant	Effects are Moderate adverse for highly sensitive receptors where views of the wider landscape are a focus of interest. The A470 occupies the foreground of views and provide a focus for the view available. Existing woodland and proposed woodland planting within the site would help to reduce the extent of built form in the view after 15 years. Proposed planting along the eastern side of the car park would supplement existing vegetation to obscure it after 15 years. The higher buildings within the development would extend above the horizon. The scale of built form would remain, but as the periphery of the site becomes vegetated, the development would be viewed as part of the wooded hillside of Mynydd Gethin. Not Significant	Sensitivity of receptor- appears too low for the receptor type- High/medium at least. Magnitude of effect Year 1- reasonable Significance Year 1- reasonable Magnitude of effect Year 15- reasonable Significance Year 15- not agreed. Should be major-moderate and remain significant adverse as sensitivity of receptor is higher than in LVIA and mitigation is limited.	The urban context of the viewpoint location reduces its sensitivity, similar to the comments as noted by Simon White in relation to viewpoint MC06. Views towards the site are also partially screened and filtered and oblique, reducing sensitivity to moderate. We welcome Simon White's comments that he finds the magnitude of effect at year 1, significance at year 1, and magnitude of effect at year 15 reasonable. Regarding significance at Year 15, we disagree that effects should be moderate-high for the reasons set out. Sensitivity is explained above, significance therefore remains as not significant.
Users of the National Cycle Route and public footpaths moderate sensitivity	MC02-A4054 between Pentrebach Road and Merthyr Road	Completion: Medium-small The top of the proposed Snow Centre would be viewed above the roundabout and would appear just below skyline formed by the coniferous woodland block. Views of the proposed Snow Centre would extend down the slope to the right with views of the proposed south facing slope on the south side of the building extending down to the left. The proposed Spa Hotel is mainly screened by the existing industrial unit, although the top of	Effects are moderate adverse for moderately sensitive receptors where views of the wider landscape are a focus of interest but not the dominant	Effects are moderate-minor adverse for moderately sensitive receptors where views of the wider landscape are a focus of interest but not the dominant part of	Sensitivity of receptor- reasonable for location of photograph. Magnitude of effect Year 1- reasonable Significance Year 1- reasonable	We welcome Simon White's comments that he finds the sensitivity of the receptor, the magnitude of effect at year 1, significance at year 1, and magnitude of effect at year 15 reasonable. Regarding significance at year 15, we note that Simon White finds the sensitivity of

Visual Receptors & Sensitivity	Reference Viewpoints	Magnitude of change:	Degree & nature of effects & significance: completion	Degree & nature of effects & significance: after 15 years	Simon White Review comments dated 02/06/23	Tir Collective responses to Simon White's review comments
		the hotel visible just above the unit, but below the horizon. The Water Park buildings would be viewed to the right of the Spa Hotel, although it would be partially screened by the industrial unit and middle ground woodland. To the left, the middle ground woodland may partially screen and filter views of the Indoor Activity Centre and other hotel buildings. In the south of the site, the foreground trees would screen views of the car parking area, proposed lodges, and new access roads in the east of the site. The scale of visual change is considered to be medium-small which would be viewed over a small proportion of the angle of view as foreground and middle ground trees and industrial unit would screen view of some of the site. The changes to the view would be experienced from a small geographical area near Pentrebach. The permanent changes to the view would be viewed in context to existing development. At 15 years: Medium-small The top of the proposed Snow Centre would remain visible above the roundabout and would appear just below skyline formed by the coniferous woodland block. Views of the proposed Snow Centre would extend down the slope to the right with views of the proposed south facing slope on the south side of the building extending down to the left. The proposed Spa Hotel would be screened by the existing industrial unit, although the top of the hotel would be visible just above the unit, but below the horizon. The Water Park buildings would be viewed to the right of the Spa Hotel, partially screened by the industrial unit and middle ground woodland. To the left, the middle ground woodland would partially screen and filter views of the Indoor Activity Centre and other hotel buildings. In the south of the site, foreground trees and proposed planting would screen views of the car parking area, proposed lodges, and new access roads in the east of the site. The scale of visual change is considered to be medium-small which would be viewed over a medium proportion of the angle of view as foreground and middle ground trees and industrial unit would screen views some of the site. The changes to the view would be experienced from a small geographical area near Pentrebach. The permanent changes to the view would be viewed in context to existing development.	part of the view. Highways and the activity of the street occupy the foreground of views and provide a focus for the view available. After construction the built form of the development would rise above existing retail buildings. Landscape proposals would revegetate disturbed ground and earthworks around the periphery of the proposed development. This would reduce the overall extent of disturbance in the view but would not significantly reduce the effects due to the scale of built form visible in the view. Not Significant	the view. The treatment of the south facing slope to the south of the snow centre would help to reduce its prominence. Existing woodland and proposed woodland planting within the site would also establish to reduce the extent of the development visible in the view after 15 years. The scale of built form would remain, but as the periphery of the site becomes vegetated the development would be viewed as part of the wooded hillside of Mynydd Gethin. Not Significant	Magnitude of effect Year 15- reasonable Significance Year 15- disagree. The effect of mitigation would be minimal and so the significance would remain as moderate.	the receptor and magnitude reasonable, which are referred to in concluding the significance assessments. We disagree that mitigation would be minimal, refer to Green Infrastructure drawing SK401. In any case, effects would remain as not significant.
People in settlements and residential properties, open views to the east of the site: high sensitivity	03 - Jowett Avenue, Ysgubor Newydd	Completion: Great The proposed Spa Hotel and Water Park buildings would be viewed above the residential roofscape, backdropped against the deciduous wooded slopes. To the left of the buildings there would be views of the Indoor Activity Centre and other hotel buildings. Views of the car parking area to the south may be partially filtered by retained and proposed trees and vegetation. Further to the south, there are unlikely to be views of the proposed lodges, but there may be some glimpse views of the access roads.	Effects are Major adverse for highly sensitive receptors where views of the wider landscape are a focus of interest or available as a primary view from dwellings.	Effects are Major - moderate adverse for highly sensitive receptors where views of the wider landscape are a focus of interest or available as a primary view from dwellings.	Viewpoint location- reasonable and representative although building is being constructed on the open space in the foreground. PAC response asked developer to consider moving viewpoint to the northern end of Jowett's Avenue overlooking open space or similar agreed.	We welcome Simon White's comments that he finds the viewpoint location, sensitivity of receptor, magnitude of effect at year 1 and 15, and significance at year 1 and year 15 reasonable. We acknowledge the request in the pre-app letter of 4 October 2022, for this

Visual Receptors & Sensitivity	Reference Viewpoints	Magnitude of change:	Degree & nature of effects & significance: completion	Degree & nature of effects & significance: after 15 years	Simon White Review comments dated 02/06/23	Tir Collective responses to Simon White's review comments
		The proposed Snow Centre would be viewed above the Indoor Activity Centre and Water Park buildings with the building extending up the slope. The top of the building would be viewed below the coniferous woodland block along the horizon and below the powerlines. It is also likely that there would be views of the south facing slope that extends from the Snow Centre building to the left. The scale of visual change to the mid-distance view is considered to be large which would be viewed over a large proportion of the angle of view. The permanent change to the view would be experienced from a medium geographical area around Ysgubor Newydd. At 15 years: Medium-great The proposed Spa Hotel and Water Park buildings would be viewed above the residential roofscape, backdropped against the deciduous wooded slopes. To the left of the buildings there would be views of the Indoor Activity Centre and other hotel buildings. Views of the car parking area to the south may be partially filtered by retained and proposed trees and vegetation. Further to the south, there are unlikely to be views of the proposed lodges, but there may be some glimpse views of the access roads. The proposed Snow Centre would be viewed above the Indoor Activity Centre and Water Park buildings with the building extending up the slope. The top of the building would be viewed below the coniferous woodland block along the horizon and below the powerlines. It is also likely that there would be views of the south facing slope that extends from the Snow Centre building to the left. The scale of visual change to the mid-distance view is considered to be large which would be viewed over a large proportion of the angle of view. The permanent change to the view would be experienced from a medium geographical area around Ysgubor Newydd.	Highways, dwellings and the activity of the street occupy the foreground of views and provide a focus for the view available. After construction the landscape proposals would revegetate disturbed ground and earthworks around the periphery of the proposed development. This would reduce the overall extent of disturbance in the view but would not significantly reduce the effects due to the scale of built form visible within a currently undeveloped portion of the view. Significant	The treatment of the north elevation of the snow centre and slope to the south would help to reduce its prominence and existing woodland and proposed woodland planting within the site would help to reduce the extent of built form in the view after 15 years. Proposed planting along the eastern side of the car park would obscure it after 15 years. The scale of built form would remain, but as the periphery of the site becomes vegetated, the development would be viewed as part of the wooded hillside of Mynydd Gethin. Significant	Sensitivity of receptor- reasonable. Magnitude of effect Year 1- reasonable. The development lies in the middle of a well treed/vegetated undeveloped hillside as a large, isolated and incongruous development forming the focus of the view. It alters the character of the West Flank becoming a key characteristic. Significance Year 1- reasonable. Magnitude of effect Year 15- reasonable although the level of mitigation possible is limited focussed on the trees in the car park partially mitigating the built form and the mound still apparent with limited plant growth and the ski slope remaining a prominent feature. Significance Year 15- reasonable.	viewpoint to be moved to the northern end of the space. This was considered and we concluded that change resulting from new developments is a typical part of views from urban areas. The photograph located originally selected in discussion with MTCBC remains valid. It is representative of receptors nearby, including future occupiers of the building under construction.
Users of public roads within 2km of the site lesser sensitivity	01 - Footbridge over A4102 (Bridleway 101/3) MC02 - A4054 between Pentrebach Road and Merthyr Road 03 - Jowett Avenue, Ysgubor Newydd	Completion: Great to small At 15 years: medium-great to small	Effects are Moderate-minor adverse for receptors of lesser sensitivity where views of the wider landscape are filtered, partly obscured and not a focus of interest. Highways, dwellings and the activity of the main roads/ streets occupy the foreground of views and provide a focus for the view available. After	Effects are Moderate-minor adverse for receptors of lesser sensitivity where views of the wider landscape are filtered, partly obscured and not a focus of interest. Highways, dwellings and the activity of the main roads/ streets occupy the foreground of views and provide a focus for the view available. The treatment of the north	Viewpoint location- reasonable. Sensitivity of receptor- reasonable. Magnitude of effect Year 1- reasonable. Significance Year 1- reasonable. Magnitude of effect Year 15- reasonable. Significance Year 15- reasonable.	We note that Simon White's comments were made in reference to viewpoint 04 and the expected receptors are users of public roads within 2km of the site. We welcome Simon White's comments that he finds the viewpoint location, sensitivity of receptor, magnitude of effect at year 1 and 15, and significance at year 1 and year 15 reasonable. We would also like to reiterate that viewpoints are representative of receptors (people), and for this reason, reference

Visual Receptors & Sensitivity	Reference Viewpoints	Magnitude of change:	Degree & nature of effects & significance: completion	Degree & nature of effects & significance: after 15 years	Simon White Review comments dated 02/06/23	Tir Collective responses to Simon White's review comments
	04 - Junction of Brynteg Terrace and St Tydfil's Avenue MC05 - Boer War Memorial, Thomas Town Park MC06 - Merthyr Tydfil Civic Centre, Law Courts and War Memorial 07 - Shirley Drive, Heolgerrig MC 17 - Footbridge over the A470, south of Health Park		construction the landscape proposals would revegetate disturbed ground and earthworks around the periphery of the proposed development. This would reduce the overall extent of disturbance in the view but would not significantly reduce the effects due to the scale of built form visible within a currently undeveloped portion of the view. Not Significant	elevation of the snow centre and slope to the south would help to reduce its prominence and existing woodland and proposed woodland planting within the site would help to reduce the extent of built form in the view after 15 years. Proposed planting along the eastern side of the car park would obscure it after 15 years. The scale of built form would remain, but as the periphery of the site becomes vegetated, the development would be viewed as part of the wooded hillside of Mynydd Gethin. Not Significant		viewpoints were grouped for road users (low sensitivity) within 2km of the site.
People in settlements and residential properties, open views to the northeast of the site: high sensitivity	04 - Junction of Brynteg Terrace and St Tydfil's Avenue	At completion: Medium-great The proposed development would be viewed above the Welsh Government Offices and surrounding residential roofscape (refer to LA10.6). The top of the proposed Snow Centre would be viewed just below the coniferous woodland block. Views of the Snow Centre would extend down the slope to the left with views of the proposed Spa Hotel, Water Park buildings, Indoor Activity Centre, and other hotel buildings to below. To the left of the Indoor Activity Centre, there are likely to be some views of the car parking area, although the foreground residential roofscape may screen some views. In the south of the site, there are unlikely to be views of the proposed lodges, but there may be some glimpse views of the proposed access roads. In the east of the site, there may be some glimpse views of the new access road. The scale of visual change is considered to be large which would be viewed over a medium proportion of the angle of view. The proposed development would be viewed in the mid-distance in context to existing development that includes some taller buildings. The permanent change to the view would be experienced from a small geographical residential area to the east of Merthyr Tydfil town centre.	Effects are Major-moderate adverse for highly sensitive receptors where views of the wider landscape are a focus of interest or available as a primary view from dwellings. Highways, dwellings and the activity of the street occupy the foreground of views and provide a focus for the view available. After construction the landscape proposals would revegetate disturbed ground and	Effects are Moderate adverse for highly sensitive receptors where views of the wider landscape are a focus of interest or available as a primary view from dwellings. The treatment of the north elevation of the snow centre would help to reduce its prominence, but existing woodland and proposed woodland planting within the site would not significantly alter the view of the snow centre from the north after 15 years.	Viewpoint location- reasonable. Sensitivity of receptor- reasonable. Magnitude of effect Year 1- agree. The development lies in the middle of a well treed/vegetated undeveloped hillside as a large, isolated and incongruous development forming the focus of the view. Though views may be more oblique to some residents the visible horizontal extent of the development is greater than for Viewpoint 03 with the unmitigated northern elevation of the ski slope structure particularly prominent. The development alters the character of the West Flank becoming a key characteristic.	We welcome Simon White's comments that he finds the sensitivity of the receptor reasonable, and that he agrees with the magnitude of effect at year 1 and significance at year 1. The Green Infrastructure plans, drawings SK401 and SK402 illustrates that the northern boundary of the site would include 0.81ha of proposed tree and scrub planting to supplement existing vegetation to the north of the site and provide visual mitigation. Effects on landscape character and our response to the West Flank is provided above, which is a separate matter. In relation to the magnitude and significance at year 15, we disagree with Simon White's comments for the reasons

Visual Receptors & Sensitivity	Reference Viewpoints	Magnitude of change:	Degree & nature of effects & significance: completion	Degree & nature of effects & significance: after 15 years	Simon White Review comments dated 02/06/23	Tir Collective responses to Simon White's review comments
		After 15 years: Medium There would be open views of the proposed development on the east facing slopes in the distance. The top of the proposed Snow Centre would be viewed below the coniferous woodland block on Mynydd Gethin in the west of the site. The Snow Centre would extend down the slope to the left. At the base of the proposed Snow Centre, there would be partly obscured views of the proposed Spa Hotel, Water Park buildings, and some views of the Indoor Activity Centre and other hotel buildings. The proposed car parking area to the left of the buildings would be largely screened by proposed planting in the foreground and any views would be restricted to small glimpses. The treatment of the north elevation of the snow centre would help to reduce its prominence. Existing woodland and proposed woodland planting within the site would not significantly alter the view of the snow centre from the north but would assist in assimilating the development into the view.	earthworks around the periphery of the proposed development. This would reduce the overall extent of disturbance in the view but would not significantly reduce the effects due to the scale of built form visible in the view. Significant	The scale of built form would remain, but as the periphery of the site becomes vegetated the development would be viewed as part of the wooded hillside of Mynydd Gethin. Not Significant	Significance Year 1- agree. Magnitude of effect Year 15- disagree. The level of mitigation possible is very limited on the northern side of the development with the ski slope remaining a prominent feature and the trees in the car park to the south only partially mitigating the built form. The mound has no effect from this angle of view. The magnitude of effect should remain medium/great. Significance Year 15- disagree. The significance of effect should remain major-moderate adverse and significant.	as set out in the LVIA assessments, refer to Appendix 12.3.
Visitors to the park, Merthyr Tydfil town centre and visitors to the memorial, nearby residents with filtered, oblique or partly obstructed views moderate sensitivity	MC05 - Boer War Memorial, Thomas Town Park MC06-Merthyr Tydfil Civic Centre, Law Courts and War Memorial	At completion: Medium After 15 years: Small Viewpoint MC05 At completion: Medium There would be filtered views of the proposed development on the east facing slopes in the distance. The top of the proposed Snow Centre would be viewed below the coniferous woodland block on Mynydd Gethin in the west of the site. The Snow Centre would extend down the slope to the left. At the base of the proposed Snow Centre, there would be filtered views of the proposed Spa Hotel, Water Park buildings, and some views of the Indoor Activity Centre and other hotel buildings. The proposed car parking area to the left of the buildings is likely to be largely screened from the proposed buildings and the foreground trees and vegetation, any views would be restricted to small glimpses. In the south of the site, there are unlikely to be any views of the proposed lodges and access roads. Views of the proposed access roads in the east of the site are also likely to be largely screened from view. The scale of visual change would be medium. Partially screened and filtered changes to the view would be viewed over a medium proportion of the angle of view. The permanent changes to the view would be experienced form a small geographical area to the northeast of Merthyr Tydfil town centre, with the east side of the park having no views of the changes. After 15 years: Small	Effects are Moderate adverse for moderately sensitive receptors where views of the wider landscape are not the principal focus of interest. After construction the landscape proposals would revegetate disturbed ground and earthworks around the periphery of the proposed development. This would reduce the overall extent of disturbance in the view but would not significantly reduce the effects. Not Significant	Effects are Moderate – minor adverse for moderately sensitive receptors where views of the wider landscape are not the principal focus of interest. The treatment of the north elevation of the snow centre would help to reduce its prominence, but existing woodland and proposed woodland planting within the site would not significantly alter the view of the snow centre from the north after 15 years. The scale of built form would remain, but as the periphery of the site becomes vegetated the development would be viewed as part of the	Viewpoint MC05: Viewpoint location- reasonable although slightly better view further to the right. Note that one tree in front of the ski slope is clearly dying and a number of other trees including the largest are ash and may die due to ash dieback disease, therefore markedly reducing screening in summer. Sensitivity of receptor-appears too low- expect high/moderate at least for park users and visitors to memorial. Magnitude of effect Year 1- as the view stands with screening of trees in summer then agree with medium effect. However, if a large proportion of the screening trees die the effect may become medium-great. The development lies in a well treed/vegetated undeveloped hillside as a large, isolated and incongruous	We would also like to reiterate that viewpoints are representative of receptors (people), and for this reason, reference viewpoints were grouped for visitors to the Thomas Town Park and Merthyr Tydfil town centre (moderate sensitivity). We welcome Simon White's comments that he finds the viewpoint locations reasonable. Regarding sensitivity or receptors for viewpoint 05, we disagree for reasons as set out in the LVIA methodology (Appendix 12.2, Table 12.2-8) – focus of attention is on nearby features of the park and memorial. We disagree with some of Simon White's comments in relation to magnitude and significance for the reasons as set out in the LVIA, see Appendix 12.3. The treatment of the north elevation of the snow centre would use muted colours to assist in assimilating the development into the view. Also, existing woodland north of

Visual Receptors & Sensitivity	Reference Viewpoints	Magnitude of change:	Degree & nature of effects & significance: completion	Degree & nature of effects & significance: after 15 years	Simon White Review comments dated 02/06/23	Tir Collective responses to Simon White's review comments
		There would be filtered views of the proposed development on the east facing slopes in the distance. The top of the proposed Snow Centre would be viewed below the coniferous woodland block on Mynydd Gethin in the west of the site. The Snow Centre would extend down the slope to the left. At the base of the proposed Snow Centre, there would be filtered views of the proposed Spa Hotel, Water Park buildings, and some views of the Indoor Activity Centre and other hotel buildings. The proposed car parking area to the left of the buildings is likely to be largely screened from the proposed buildings and the foreground trees and vegetation, any views would be restricted to small glimpses. The treatment of the north elevation of the snow centre would help to reduce its prominence. Existing woodland and proposed woodland planting within the site would not significantly alter the view of the snow centre from the north but would assist in assimilating the development into the view. Viewpoint MC06 At completion: Medium The top of the proposed Snow Centre would be above the coniferous woodland block as is likely to just puncture the skyline. Views of the Snow Centre would extend down the slope to the left, above the middle ground wooded slope. At the base of the Snow Centre to the left, views of the Spa Hotel and Water Park buildings are likely to be partially screened by the buildings in the middle ground of the view, with views limited to rooftop views. The Indoor Activity Centre and other hotel buildings just to the left are likely to be largely screened from view. Further to the south, there are unlikely to be views of the car parking area or proposed lodges. The scale of visual change is medium which would be viewed over a medium proportion of the angle of view. The permanent change to the view would be experienced from a small geographical area in the north of Merthyr Tydfil town centre and in context to built development. After 15 years: Small Views of the Snow Centre would extend down the slope to the left, above the middle ground wooded slope. At the base of the Snow Centre to the left, views of the Spa Hotel and Water Park buildings are likely to be partially screened by the buildings in the middle ground of the view, with views limited to rooftop views. The scale of visual change is medium which would be viewed over a medium proportion of the angle of view. The permanent change to the view would be experienced from a small geographical area in the north of Merthyr Tydfil town centre and in context to built development. The treatment of the north elevation of the snow centre would help to reduce its prominence. Existing woodland and proposed woodland planting within the		wooded hillside of Mynydd Gethin. Not Significant	development forming a noticeable/prominent feature in the view. Significance Year 1- disagree. Due to the sensitivity of receptor, the significance of effect could be major-moderate adverse and significant. Magnitude of effect Year 15- disagree. The effect may be medium but if a large proportion of the screening trees die the effect may remain medium. Significance Year 15- disagree. Due to the sensitivity of receptor, the significance of effect may range from moderate and not significant if screened by nearby trees or major-moderate adverse and significant. Viewpoint MC06: Viewpoint location- reasonable. Sensitivity of receptor- reasonable. The urban context of the view reduces its sensitivity. Magnitude of effect Year 1- reasonable. The ski slope structure would be a noticeable feature above the tree cover, almost reaching the skyline. However, the rest of the development may be largely screened by intervening development and tree cover. Significance Year 1-reasonable. Magnitude of effect Year 15- disagree. There is no mitigation proposed on the northern side of the ski slope and even if there was it would not reach higher than the	the site would grow and combine with the proposed planting within the site to further assimilate the development into the view after 15 years.

Visual Receptors & Sensitivity	Reference Viewpoints	Magnitude of change:	Degree & nature of effects & significance: completion	Degree & nature of effects & significance: after 15 years	Simon White Review comments dated 02/06/23	Tir Collective responses to Simon White's review comments
		site would not significantly alter the view of the snow centre from the north but would assist in assimilating the development into the view.			existing trees. If anything, the elevation finishes may deteriorate. The effect is likely to remain medium. Significance Year 15- disagree. The significance is likely to remain moderate adverse.	
People in settlements and residential properties in elevated locations to the northwest with filtered, oblique or glimpsed views. moderate sensitivity	07-Shirley Drive, Heolgerrig	At completion: Small The proposed Snow Centre would be viewed above the residential roofscape and wooded context. The top of the building is unlikely to puncture the skyline and is likely to be viewed just below the far distant uplands that forms the horizon to the south. The other proposed buildings, car parking area, and access roads to the left of the proposed Snow Centre are likely to be screened from view by the intervening foreground residential properties. The scale of visual change is considered to be small which would be viewed over a small proportion of the angle of view. Available views of the proposed development would be viewed in context to existing development and form a small feature of the wider view. The permanent changes to the view would be experienced from a small geographical area around Heolgerrig. After 15 years: Small The proposed Snow Centre would be viewed above the residential roofscape and wooded context. The top of the building is unlikely to puncture the skyline and is likely to be viewed just below the far distant uplands that forms the horizon to the south. The treatment of the north elevation of the snow centre would help to reduce its prominence. Existing woodland and proposed woodland planting within the site would not significantly alter the view of the snow centre from the north but would assist in assimilating the development into the view. The permanent changes to the view would be experienced from a small geographical area around Heolgerrig.	Effects are Minor adverse for moderately sensitive receptors where views of the wider landscape are not the principal focus of interest. After construction the landscape proposals would revegetate disturbed ground and earthworks around the periphery of the proposed development. This would reduce the overall extent of disturbance in the view but would not significantly reduce the effects. Not Significant	Effects are Minor adverse for moderately sensitive receptors where views of the wider landscape are not the principal focus of interest. The treatment of the north elevation of the snow centre would help to reduce its prominence, but existing woodland and proposed woodland planting within the site would not significantly alter the view of the snow centre from the north after 15 years. The scale of built form would remain, but as the periphery of the site becomes vegetated the development would be viewed as part of the wooded hillside of Mynydd Gethin. Not Significant	Viewpoint location- there is a clearer view of the development with dwellings screening less of the development a few paces to the right. Sensitivity of receptor- disagree. The sensitivity should be high as some residents look directly towards the development. Magnitude of effect Year 1- disagree. The northern elevation of the ski slope would be noticeable above the near wooded ridge skyline with the top possibly just below the distant skyline. The view just to the right of the one shown in the LVIA shows that the lower buildings on the northern edge of the development are also likely to be seen above the ridge as nearby dwellings would not screen them. The buildings would change the character of the view from a wooded rural setting to a partially developed setting. The effect is likely to be medium-small to medium. Significance Year 1- disagree. The significance is likely to be moderate to major-moderate adverse but likely to be significant depending on the elevation treatments. Magnitude of effect Year 15- disagree. The effect is likely to remain medium as no mitigation measures	The viewpoint location is representative of residents, a few paces away would make no difference to the assessments. In relation to the sensitivity of receptor, we disagree for the reasons as set out in the LVIA methodology, see Appendix 12.2, Table 12.2-8. Regarding magnitude and significance, we disagree for the reasons as set out in the assessments, see Appendix 12.3.

Visual Receptors & Sensitivity	Reference Viewpoints	Magnitude of change:	Degree & nature of effects & significance: completion	Degree & nature of effects & significance: after 15 years	Simon White Review comments dated 02/06/23	Tir Collective responses to Simon White's review comments
					would be effective from this angle of view. Significance Year 15- disagree. The significance is likely to remain moderate to major-moderate adverse and significant.	
Visitors to Cyfarthfa Castle and Park with filtered, oblique or partial views moderate sensitivity	MC08 - Cyfarthfa Park	At completion: Medium The top of the proposed Snow Centre building would be viewed to the left of the Cyfarthfa retail Park buildings and below the coniferous woodland block on top of Mynydd Gethin. The Snow Centre building would extend down the slope and viewed above the deciduous woodland block in the mid-ground of the view. To the left of the proposed Snow Centre there would be views of the proposed Spa hotel and Water Park buildings, which are likely to screen the majority of the Indoor Activity Centre and other hotel buildings. The proposed car parking area is likely to be screened from view and there would be no views of the proposed lodges in the south of the site. The proposed new access roads and vehicles using the routes are likely to be largely screened and filtered from view, any views are likely to be limited to glimpses. The scale of change is considered to be medium, which would be viewed over a medium proportion of the angle of view from a medium geographical area around Cyfarthfa Park, although partially restricted in places by intervening trees and vegetation. The proposed development would be viewed in context to existing built development, including large retail units. Although the change to the view would be permanent, overall, the magnitude of change is considered to be medium. After 15 years: Medium The view of the proposed Snow Centre building would remain unchanged after 15 years, viewed to the left of the Cyfarthfa retail Park buildings and below the coniferous woodland block on top of Mynydd Gethin. The treatment of the north elevation of the snow centre would help to reduce its prominence, but existing woodland and proposed woodland planting within the site would not significantly alter the view of the snow centre from the north. The change in the view would be permanent.	Effects remain at Moderate adverse for moderately sensitive receptors where views of the landscape are not the principal focus of interest. The development would be viewed within a well wooded setting, consistent with existing retail development. Not Significant	Effects remain at Moderate adverse for moderately sensitive receptors where views of the landscape are not the principal focus of interest. The development would be viewed within a well wooded setting, consistent with existing retail development. Not Significant	Viewpoint location- reasonable although further back from this viewpoint location, the Cyfarthfa Retail Park is less apparent. Sensitivity of receptor- appears too low- expect high/medium at least for park users who are enjoying the park and its setting. Magnitude of effect Year 1- agree. The development at Cyfarthfa Retail Park appears to be at a similar scale but closer with light cladding. The development may be more recessive in terms of colours and materials. However, the development lies in a well treed/vegetated undeveloped hillside as a large, isolated and incongruous development forming an apparent feature in the view. Significance Year 1- disagree. Due to the sensitivity of receptor, the significance of effect could be major-moderate adverse and significant. Magnitude of effect Year 15- agree. Significance Year 15- disagree. Due to the sensitivity of receptor, the significance of effect could be major-moderate adverse and significant.	We took several photographs at Cyfarthfa Park, another view was included as a context photograph. We considered this location to best represent worse case scenario. Regarding sensitivity or receptors, we disagree with Simon White's comments for the reasons as set out in the LVIA methodology, see Appendix 12.2, Table 12.2-8 – focus of attention is on nearby features of the park. In relation to Simon White's comments for magnitude for years 1 and 15, we welcome his agreement on our assessments. We disagree with the significance comments for the reason as set out in the LVIA, refer to Appendix 12.3.

Visual Receptors & Sensitivity	Reference Viewpoints	Magnitude of change:	Degree & nature of effects & significance: completion	Degree & nature of effects & significance: after 15 years	Simon White Review comments dated 02/06/23	Tir Collective responses to Simon White's review comments
People in settlements and residential properties close to the site with filtered, oblique or partial views: moderate sensitivity	09 - Galon Uchaf Road/ 5th Avenue, Galon Uchaf	At completion: Medium The proposed Snow Centre would be viewed in the distance below the coniferous woodland blocks extending down the slope to the left. At the base of the Snow Centre, there are likely to be views of the proposed Spa Hotel and Water Park buildings, which are likely to screen the majority of the Indoor Activity Centre and other hotel buildings. To the left of the proposed buildings, foreground vegetation is likely to screen views of the proposed car parking area, any views are likely to be limited to glimpses. In the south of the site, there are unlikely to be any views of the proposed lodges. The scale of visual change is considered to be medium which would be viewed over a medium proportion of the angle of view. The permanent change to the view would be experienced from a small geographical area and would be viewed in context to existing development. After 15 years: Medium The view of the proposed Snow Centre building would remain unchanged after 15 years, where it would appear below coniferous woodland block on top of Mynydd Gethin. The landscape proposals would help to assimilate the development into its context and reintroduce areas of woodland and scrub removed during construction. The change in the view would be permanent.	Effects are Moderate adverse for moderately sensitive receptors where views of the landscape are not the principal focus of interest. After construction the landscape proposals would revegetate disturbed ground and earthworks around the periphery of the proposed development. This would reduce the overall extent of disturbance in the view but would not significantly reduce the effects. Not Significant	Effects are Moderate adverse for moderately sensitive receptors where views of the landscape are not the principal focus of interest. The development would to a degree become assimilated into the landscape as a result of the landscape proposals which would re-establish areas of woodland on scrub remove during the construction works. The scale of built form would remain along with the effects. Not Significant	Viewpoint location- reasonable. Sensitivity of receptor- disagree. Appears too low- expect high for residents. Magnitude of effect Year 1- disagree. Oblique views from houses would mean that the effects are likely to be medium-small. Significance Year 1- Agree. Magnitude of effect Year 15- disagree. Oblique views from houses would mean that the effects are likely to be medium-small. Significance Year 15- Agree.	We welcome Simon White's comments that he finds the viewpoint location reasonable. In relation to the sensitivity of receptor, we disagree for the reasons as set out in the LVIA methodology, see Appendix 12.2, Table 12.2-8 Regarding magnitude, we disagree with Simon White, but we note that he agrees with our significance assessments that the proposals would be not significant for residents for years 1 and 15.

Visual Receptors & Sensitivity	Reference Viewpoints	Magnitude of change:	Degree & nature of effects & significance: completion	Degree & nature of effects & significance: after 15 years	Simon White Review comments dated 02/06/23	Tir Collective responses to Simon White's review comments
Visitors to the BBNP, users of the access land, and users of the nearby golf course, visitors to Morlais Castle. high sensitivity	10 - Cefn Cil-Sanws above Merthyr Tydfil Golf Club	At completion: Medium-small The proposed development would be viewed in the distance above Cyfarthfa Retail Park and partly above the large Trago Mills building. The top of the proposed Snow Centre building would be viewed on the lower slopes with the steeper slopes of Mynydd Gethin and its coniferous woodland blocks forming the backdrop. The proposed Spa Hotel and Water Park building would be viewed to the left of the Snow Centre and are likely to screen and limit views of the Indoor Activity Centre and other hotel buildings. The proposed buildings are also likely to screen views of the proposed car parking area and there are unlikely to be any views of the proposed lodges in the south of the site. Views of the new access road are also likely to be large screened or be imperceptible in the view. The scale of visual change is considered to be medium which would be viewed over a medium proportion of the angle of view. The permanent change to the view in the distance would be experienced from a large geographical area to the north of Merthyr Tydfil but would be viewed in context to existing large buildings and built development. After 15 years: Medium-small The proposed development would be viewed in the distance above Cyfarthfa Retail Park and partly above the large Trago Mills building. The top of the proposed Snow Centre building would be viewed on the lower slopes with the steeper slopes of Mynydd Gethin and its coniferous woodland blocks forming the backdrop. The proposed Spa Hotel and Water Park building would be viewed to the left of the Snow Centre and are likely to screen and limit views of the Indoor Activity Centre and other hotel buildings.	Effects are Moderate adverse for highly sensitive receptors where views of the BBNP landscape are the principal focus of interest. After construction the proposed development would result in large-scale built form being introduced into part of the view beyond the settlement boundary. At over 3km away the development would be a distant feature viewed in the context of built development. Not Significant	Effects are Moderate adverse for highly sensitive receptors where views of the BBNP landscape are the principal focus of interest. The treatment of the north elevation of the snow centre would help to reduce its prominence, but existing woodland and proposed woodland planting within the site would not significantly alter the view of the snow centre from the north. The scale of built form would remain along with the effects. Not Significant	Viewpoint location- reasonable. Sensitivity of receptor- reasonable. Magnitude of effect Year 1- Agree. The developments at Trago Mills and Cyfarthfa Retail Park appear to be at a similar scale with light roofs and cladding. The development may be more recessive in terms of colours and materials. However, the development lies in a well treed/vegetated undeveloped hillside as a large, isolated and incongruous development forming an apparent feature in the view. Significance Year 1- Agree. Magnitude of effect Year 15- Agree, as above. Significance Year 15- Agree.	We welcome Simon White's comments that he finds the viewpoint location, sensitivity of receptor reasonable, also that he agrees with the magnitude of effect at year 1 and 15, and significance at year 1 and year 15.
Users of public rights of way beyond 4km to the north moderate sensitivity	11 -Morlais Castle MC12 - Twynau Gwynion Quarries 13 - National Cycle Route 46, Dowlais Top	At completion: Medium-small or Medium After 15 years: Small or Medium-small Viewpoint 11: At completion: Medium-small The top of the proposed Snow Centre would be viewed in the distance circa halfway down the west facing slopes and above existing development. The proposed Spa Hotel, Water Park building, Indoor Activity Centre, and other hotel buildings would be viewed at the base of the Snow Centre, but it is likely that identifying individual buildings would be difficult to perceive. The proposed buildings would be viewed in the vicinity of the existing outlet retail centre. There are likely to be some glimpse views of the proposed car parking area between retained trees and vegetation, but any views of the new access road are likely to be limited. There are unlikely to be any views of the proposed lodges in the south of the site.	Effects are Moderate adverse for moderately sensitive receptors where views of the landscape are the principal focus of interest. The proposed development would introduce built form into part of the view beyond the settlement boundary. At over 4km away the development would be a distant feature,	Effects are Moderate-minor adverse for moderately sensitive receptors where views of the landscape are the principal focus of interest. The treatment of the north elevation of the snow centre would help to reduce its prominence, but existing woodland and proposed woodland planting within the site would not significantly alter the	Viewpoint 11: Viewpoint location- reasonable. Sensitivity of receptor- appears too low- expect high/moderate at least for visitors who will be walkers enjoying the landscape. Magnitude of effect Year 1- disagree. The development at Trago Mills appears to be at a similar scale with light roofs and cladding. The development may be more recessive in terms of colours and materials. However, the development lies in a	We would also like to reiterate that viewpoints are representative of receptors (people), and for this reason, reference viewpoints were grouped for PRoW users beyond 4km to the north of the site. We welcome Simon White's comments that he finds the viewpoint locations reasonable. We disagree that the sensitivity of receptors is too low, refer to LVIA methodology, see Appendix 12.2, Table 12.2-8.

Visual Receptors & Sensitivity	Reference Viewpoints	Magnitude of change:	Degree & nature of effects & significance: completion	Degree & nature of effects & significance: after 15 years	Simon White Review comments dated 02/06/23	Tir Collective responses to Simon White's review comments
		The scale of visual change is considered to be medium over a small-medium proportion of the angle of view. The proposed development would be viewed in context to existing development that include large buildings, which would be backdropped against the vegetated slope. The permanent change to the view would be experienced from a small-medium geographical area at Morlais Hill. After 15 years: Medium-small The proposed development would be viewed in the distance above Merthyr and to the left of Cyfarthfa Retail Park and the large Trago Mills building. The top of the proposed Snow Centre building would be viewed on the lower slopes with the steeper slopes of Mynydd Gethin and its coniferous woodland blocks forming the backdrop. The proposed Spa Hotel and Water Park building would be viewed to the left of the Snow Centre and are likely to screen and limit views of the Indoor Activity Centre and other hotel buildings. Viewpoint MC12: At completion: Medium The proposed development would be viewed in the distance above Pant Industrial Estate. The top of the proposed Snow Centre would be viewed circa halfway down the Mynydd Aberdare slope with the proposed ski slope extending down the hill towards the other proposed buildings. The proposed Spa Hotel, Water Park buildings, Indoor Activity Centre, and other hotel buildings would be viewed below the proposed Snow Centre although identifying individual buildings maybe hard to perceive. To the south, it is likely that the proposed car park area would be indiscernible. There are unlikely to be any views of the proposed lodges in the south of the site. In the east of the site, there may be glimpsed views of the new access road but views of vehicles using the road are likely to be barely perceptible. The scale of visual change is considered to be medium which would be viewed over a small proportion of the angle of view and in context to existing built development. Distant views of the proposed development would be viewed over a large geographical area in the north of Merthyr Common. Overall, permanent change to the view is considered to be medium. After 15 years: Small The top of the proposed Snow Centre would be viewed in the distance approximately halfway down the Mynydd Aberdare slope, above the industrial roofscape in the middle ground of the view. The proposed Snow Centre would extend down the slope with distant views of the proposed Spa Hotel, Water Park buildings, Indoor Activity Centre, and other hotel buildings at the base of the Snow Centre slope. The treatment of the north	viewed obliquely in the context of built development in the middle distance. The dark colour and textured appearance of the existing hillside of Mynydd Gethin would help to assimilate the development into the view, and the treatment of the northern elevation of the snow centre would help to reduce its prominence. Not Significant	view of the snow centre from the north after 15 years. The scale of built form would remain, but as the periphery of the site becomes vegetated the development would be viewed as part of the wooded hillside of Mynydd Gethin. Not Significant	well treed/vegetated undeveloped hillside beyond Merthyr as a large, isolated and incongruous development forming a between noticeable and apparent feature in the view. The magnitude of effect is likely to be medium-small. Significance Year 1- agree. Due to the sensitivity of receptor, the significance of effect could be moderate adverse and not significant. Magnitude of effect Year 15- disagree. The magnitude of effects is likely to remain very similar as Year 1 as mitigation on the northern side is very limited. The effects are likely to remain medium-small. Significance Year 15- disagree. Due to the sensitivity of receptor, the significance of effect could be moderate adverse and not significant. Viewpoint MC12: Viewpoint location- reasonable. Sensitivity of receptor- appears too low- expect high/medium at least for visitors who will be walkers enjoying the landscape. Magnitude of effect Year 1- disagree. The development is seen above commercial development in Merthyr Tydfil and the development may be more recessive in terms of colours and materials. However, the development lies in a well treed/vegetated undeveloped hillside as a large, isolated and incongruous development forming an apparent	In relation to magnitude and significance, we disagree with some of Simon White's comments as set out in the LVIA, see Appendix 12.3. We do note that overall, Simon White agrees with the assessments that the effects for PRoW users beyond 4km to the north would be not significant for both years 1 and 15.

Visual Receptors & Sensitivity	Reference Viewpoints	Magnitude of change:	Degree & nature of effects & significance: completion	Degree & nature of effects & significance: after 15 years	Simon White Review comments dated 02/06/23	Tir Collective responses to Simon White's review comments
		elevation of the snow centre would help to reduce its prominence, but existing woodland and proposed woodland planting within the site would not significantly alter the view of the snow centre from the north. Overall, the magnitude of change is considered to be small as the development becomes integrated into surrounding landscape to a greater extent. Viewpoint 13: At completion: Medium The top of the proposed Snow Centre would be viewed in the distance approximately halfway down the Mynydd Aberdare slope, above the industrial roofscape in the middle ground of the view. The proposed Snow Centre would extend down the slope with distant views of the proposed Spa Hotel, Water Park buildings, Indoor Activity Centre, and other hotel buildings at the base of the Snow Centre slope. Any views of the proposed access road and car parking area are likely to be partially screened and filtered by retained and proposed trees and vegetation on site as well as vegetation in the middle ground of the view. In the south of the site, there are unlikely to be any views of the proposed lodges. The scale of visual change is considered to be medium which would be viewed over a small proportion of the angle of view. The proposed development in the distance would be viewed in context to the surrounding disturbed landscape and built development that include the roofscape of large industrial buildings. The permanent changes to the view would be experienced from a medium geographical area near Dowlais. After 15 years: Small The top of the proposed Snow Centre would be viewed in the distance approximately halfway down the Mynydd Aberdare slope, above the industrial roofscape in the middle ground of the view. The proposed Snow Centre would extend down the slope with distant views of the proposed Spa Hotel, Water Park buildings, Indoor Activity Centre, and other hotel buildings at the base of the Snow Centre slope. The treatment of the north elevation of the snow centre would help to reduce its prominence, but existing woodland and proposed woodland planting within the site would not significantly alter the view of the snow centre from the north. Overall, the magnitude of change is considered to be small as the development becomes integrated into surrounding landscape to a greater extent.			feature in the view. The magnitude of effect is likely to be medium-small. Significance Year 1- Agree. Magnitude of effect Year 15- disagree. The magnitude of effects is likely to remain very similar as Year 1 as mitigation on the northern side is very limited. The effects are likely to remain medium-small. Significance Year 15- disagree. Due to the sensitivity of receptor, the significance of effect is likely to be moderate adverse and not significant. Viewpoint 13: Viewpoint location- reasonable. Sensitivity of receptor- appears too low- expect high/medium at least for users who will be walkers/cyclists enjoying the landscape. The degree of change takes other factors into account. Magnitude of effect Year 1- disagree. The development is seen beyond the A465 and commercial development in Merthyr Tydfil and the development may be more recessive in terms of colours and materials. However, the development lies in a well treed/vegetated undeveloped hillside as a large, isolated and incongruous development forming an apparent feature in the view. The magnitude of effect is likely to be medium-small. Significance Year 1- Agree.	

Visual Receptors & Sensitivity	Reference Viewpoints	Magnitude of change:	Degree & nature of effects & significance: completion	Degree & nature of effects & significance: after 15 years	Simon White Review comments dated 02/06/23	Tir Collective responses to Simon White's review comments
					Magnitude of effect Year 15- disagree. The magnitude of effects is likely to remain very similar as Year 1 as mitigation on the northern side is very limited. The effects are likely to remain medium-small. Significance Year 15- disagree. Due to the sensitivity of receptor, the significance of effect is likely to be moderate adverse and not significant.	
View from the southeast including users of the public paths and nearby residents at Pentrebach with filtered, oblique or partly obstructed views. Users of access land at Merthyr Common with distant, elevated, open views: moderate sensitivity	14-Duffryn Fawr, Pentrebach 15 - Merthyr Common (Mynydd Cilfach-yr-encil)	At completion: Medium After 15 years: Small Viewpoint 14: At completion: Medium The proposed Snow Centre would be viewed above the roofscape and below the Mynydd Aberdare. To the right of the proposed Snow Centre there would be views of the proposed Spa Hotel, which is likely to just puncture the skyline and partially screen views of Heolgerrig. Views of the proposed Water Park buildings, Indoor Activity Centre, and other hotel buildings would be viewed between the proposed Snow Centre and Spa Hotel, backdropped against the slopes of Mynydd Aberdare. Below the Snow Centre and south facing slope there are likely to be views of the proposed car parking area, although some views may be partially screened and filtered by retained and proposed trees and vegetation. In the south of the site, there are unlikely to be any views of the proposed lodges but there may be glimpse views of vehicles using the access roads. Views of the main access road into the site is likely to be largely screened and filtered by trees and vegetation, any views of vehicles using the road are likely to be restricted to glimpse views. The scale of visual change is considered to be medium which would be viewed over a medium proportion of the angle of view. The changes to the view in the mid-distance would be experienced from a large geographical area to the southeast of the site. The changes to the view would be permanent but would be viewed in context to existing built development. After 15 years: Small Proposed landscape vegetation on south facing slope of the snow centre would have established after 15 years. The proposed Snow Centre and associated south facing slope would be viewed in the west of the site below	Effects are Moderate adverse for moderately sensitive receptors where the landscape is the principal focus of interest. After construction the proposed development would result in large-scale built form being introduced into part of the view beyond the settlement boundary. After construction the landscape proposals would revegetate disturbed ground and earthworks around the periphery of the proposed development, particularly along the southern side of the snow centre and south-eastern edge of the main car park. This would reduce the overall extent of disturbance in the view but would not	Effects are Moderate-minor adverse for moderately sensitive receptors where the landscape is the principal focus of interest. After 15 years the landscape proposals would have revegetated landform along the southern side of the snow centre and south-eastern edge of the main car park. This would reduce the overall extent of disturbance in the view and the effects as the development becomes assimilated into the landscape. Not Significant	Viewpoint 14: Viewpoint location- reasonable. Sensitivity of receptor- expect high/medium at least for users who will be walkers/cyclists enjoying the landscape. The degree of change should take the other factors such as oblique views into account. Magnitude of effect Year 1- disagree. Users of the recreational routes and residents will tend to have low elevation filtered, oblique or partly obstructed views of the development rising up the opposite wooded valley sides from the developed floor with Heolgerrig beyond. The development would appear as an incongruous, large development forming an apparent feature in the view. The magnitude of effect is likely to be medium-small. Significance Year 1- Agree. Magnitude of effect Year 15- disagree. The magnitude of effects is likely to remain very similar as Year 1 as trees in the car park would only very partially mitigate the lower built form and the mound would still be	Again, we would also like to reiterate that viewpoints are representative of receptors (people), and for this reason, reference viewpoints were grouped. We welcome Simon White's comments that he finds the viewpoint locations reasonable. We disagree that the sensitivity of receptors is too low, refer to LVIA methodology, see Appendix 12.2, Table 12.2-8. In relation magnitude and significance, we disagree with some of Simon White's comments as set out in the LVIA, see Appendix 12.3. We do note that overall, Simon White agrees with the assessments that the effects for the visual receptors at viewpoints 14 and 15 would be not significant for both years 1 and 15.

Visual Receptors & Sensitivity	Reference Viewpoints	Magnitude of change:	Degree & nature of effects & significance: completion	Degree & nature of effects & significance: after 15 years	Simon White Review comments dated 02/06/23	Tir Collective responses to Simon White's review comments
		the Mynydd Aberdare ridgeline. In the north of the site, the proposed Spa Hotel, Water Park, Indoor Activity, and hotel buildings are likely to be visible. The landform along the south-eastern edge of the main car park would also have become vegetated with scrub. The development would be viewed in context of residential development in the foreground and industrial development on the valley floor. Overall, the permanent change to the view is considered to be small. Viewpoint 15: At completion: Medium The proposed development would be viewed in the mid-distance above the A470 and Pentrebach industrial area. The proposed car parking area is likely to be visible to the south of the proposed Spa Hotel and Water Park buildings. Retained and proposed trees and vegetation may filter and partially screen some views. In the south of the site, views of the proposed lodges are likely to be largely screened by retained trees and vegetation, although there may be some glimpse views of the access roads. The proposed Snow Centre and associated south facing slope would be viewed in the west of the site below the Mynydd Aberdare ridgeline. In the north of the site, the proposed Spa Hotel, Water Park, Indoor Activity, and hotel buildings are likely to be visible. Any glimpse views of the new access road would be viewed above and in context to the A470. The scale of visual change is considered to be medium. Although changes to the view would include built development on the west facing slope, views of the proposed development would be viewed in context to existing development that includes the A470, the Pentrebach industrial area, and the wider developed area of Merthyr Tydfil. Changes to the view would be over a small-medium proportion of the angle of view and over a medium geographical area on Merthyr Common. Overall, the permanent change to the view is considered to be medium. After 15 years: Small Proposed landscape vegetation on south facing slope of the snow centre would have established after 15 years. The proposed Snow Centre and associated south facing slope would be viewed in the west of the site below the Mynydd Aberdare ridgeline. In the north of the site, the proposed Spa Hotel, Water Park, Indoor Activity, and hotel buildings are likely to be visible. Any glimpse views of the new access road would be viewed above and in context to the A470. The landform along the south-eastern edge of the main car park would also have become vegetated with scrub. The development would be viewed in	significantly reduce the effects. Not Significant		apparent with limited plant growth. The effects are likely to remain medium- small. Significance Year 15- disagree. Due to the sensitivity of receptor, the significance of effect is likely to be moderate adverse and not significant. Viewpoint 15: Viewpoint location- reasonable. Sensitivity of receptor- expect high/medium at least for users who will be walkers enjoying the landscape. Magnitude of effect Year 1- Agree. The commercial developments on the valley floor appear to be at a similar scale and the development at the lower level may be broken up into smaller elements with the ski slope structure partially mitigated by the mound and grass roof. However, the development lies in a well treed/vegetated undeveloped valley side as a large, isolated and incongruous development forming a noticeable feature in the view and all elements of the development would be likely to stand out from the mosaic vegetation pattern. Significance Year 1- disagree. Due to the sensitivity of receptor, the significance of effect could be major-moderate adverse and significant. Magnitude of effect Year 15- disagree. The magnitude of effects is likely to remain very similar as Year 1 as the level of mitigation possible is limited focussed on the trees in the	

Visual Receptors & Sensitivity	Reference Viewpoints	Magnitude of change:	Degree & nature of effects & significance: completion	Degree & nature of effects & significance: after 15 years	Simon White Review comments dated 02/06/23	Tir Collective responses to Simon White's review comments
		context to the industrial area. Overall, the permanent change to the view is considered to be small.			car park partially mitigating the built form and the mound would be still apparent with limited plant growth and the ski slope remaining a noticeable feature. The magnitude of effect is likely to be remain medium. Significance Year 15- disagree. Due to the sensitivity of receptor, the significance of effect could be major-moderate adverse and significant.	
Users of access land, public rights of way, Bike Park Wales with filtered, oblique/partial views or glimpsed open views: moderate sensitivity	16 - Gethin Woodland Park	At completion: Medium-great There are likely to be views of the proposed Snow Centre in the west of the site, which would be viewed to the south of Heolgerrig and Trago Mills. Views of the Snow Centre would extend down to the east towards the proposed Spa Hotel. Views of the Spa Hotel and Water Park buildings are likely to be visible in the east of the site, which are likely to be viewed in context to the existing built-up area of Merthyr Tydfil. The car parking area in the south of the site, west of the A470, and the nearby other proposed hotel buildings and Indoor Activity Centre are also likely to be visible, although some retained and proposed trees and vegetation may filter some views. The scale of the changes to the view are considered to be medium-large. Although the permanent changes to the view would include the addition of built form and some taller buildings on undeveloped land, the changes to the view would be viewed in context to the existing built-up area of Merthyr Tydfil and the A470. Proposals for the site also include retaining some trees and vegetation, which may filter and partially screen some views. The mid-distant views of the proposed development would occupy a medium proportion of the angle of view over a small geographical area to the south of the site. However, overtime as the NRW managed woodland matures, views of the proposed development are likely to become more restricted for a period of time before the woodland is cut again. After 15 years: Medium The car parking area in the south of the site, west of the A470, and the nearby other proposed hotel buildings and Indoor Activity Centre are also likely to be visible, although some retained and proposed trees and vegetation may filter some views. Proposed landscape planting on south facing slope of the snow centre would have established. The development would be viewed in context to the industrial area.	Effects are Moderate adverse for moderately sensitive receptors where recreation in the landscape is the principal focus of interest. After construction the proposed development would result in large-scale built form being introduced into part of the view beyond the settlement boundary. After construction the landscape proposals would revegetate disturbed ground and earthworks around the periphery of the proposed development, particularly along the southern side of the snow centre. This would reduce the overall extent of disturbance in the view but would not significantly reduce the effects.	Effects are Moderate adverse for moderately sensitive receptors where recreation in the landscape is the principal focus of interest. After 15 years the landscape proposals would have revegetated landform along the southern side of the snow centre. This would reduce the overall extent of disturbance in the view but would not significantly reduce the effects. Not Significant	Viewpoint location- not sure if development is visible from here and if this is the worst-case view. The latter may be on the main cycle track up the valley side to the southwest of, and above, the main site. Cyclists on this are visible from near the ski slope. Sensitivity of receptor- expect high/medium at least for users who will be cyclists/walkers enjoying the landscape. Magnitude of effect Year 1- agree. From this not worse case viewpoint the development would be likely to be a prominent feature with development at all levels visible and covering a wide angle of view cutting through the wooded mosaic valley side. Significance Year 1- disagree. Due to the sensitivity of receptor, the significance of effect could be major-moderate adverse and significant. Magnitude of effect Year 15- disagree. The magnitude of effects is likely to remain similar as Year 1 as the level of mitigation possible is limited focussed on the trees in the	The viewpoint photograph, see Figure LA.12.9-16 illustrates that there would be a view of the proposal. The figure annotates the site extents and the extent of the Snow Centre, Water Park, Indoor Activity and Hotel site. We would expect someone with experience of assessment work and an understanding of the site and proposals to be able to interpret the proposals on the viewpoint without a wireline visualisation. We consider the viewpoint to represent worse case scenario where there are open views towards the site, as illustrated. We welcome Simon White's comments that he finds the viewpoint locations reasonable. We disagree with Simon White's comments in relation to significance for years 1 and 15 and magnitude for year 15 for the reasons set out in the LVIA, see Appendix 12.3.

Visual Receptors & Sensitivity	Reference Viewpoints	Magnitude of change:	Degree & nature of effects & significance: completion	Degree & nature of effects & significance: after 15 years	Simon White Review comments dated 02/06/23	Tir Collective responses to Simon White's review comments
			Not Significant		car park partially mitigating the built form and the mound would be still apparent with limited plant growth and the ski slope remaining a prominent feature. The magnitude of effect is likely to be remain medium-great. Significance Year 15- disagree. Due to the sensitivity of receptor, the significance of effect could be major-moderate adverse and significant.	
Users of the footbridge and footpath over the A470	MC 17 - Footbridge over the A470, south of Health Park	At completion: Medium The top of the proposed Snow Centre would be above the near wooded slopes and below the coniferous woodland on Mynydd Gethin. Views of the top of the Snow Centre would extend down the slope to the left. At the base of the Snow Centre to the left, views of the Spa Hotel, Water Park, Indoor Activity buildings are likely to be partially screened by woodland in the middle ground of the view. Further to the south, there are unlikely to be views of the car parking area or proposed lodges. For users of the A470 below, views of the proposals are likely to be more screened due to the near intervening wooded slopes and shorter angle of view. The scale of visual change is medium which would be viewed over a medium proportion of the angle of view for users of the footbridge and small angle of view for users of the A470. The permanent change to the view would be experienced from a small geographical area for users of the footbridge and a wider geographical area for users of the A470. The proposals would be viewed in context to the A470, and for users of the A470 would be experienced in context to the views of the nearby large retail parks. After 15 years: Medium Views of the Snow Centre would extend down the slope to the left, above the middle ground wooded slope. At the base of the Snow Centre to the left, views of the Spa Hotel, Water Park and Indoor Activity Centre buildings are likely to be partially screened by the woodland in the middle ground of the view. The top of the proposed Snow Centre building would be viewed below Mynydd Gethin and its coniferous woodland blocks forming the backdrop. The scale of visual change is medium which would be viewed over a medium proportion of the angle of view for users of the footbridge and small for users of the A470. The permanent change to the view would be experienced from a small geographical area for the footbridge users and a	Effects are Moderate adverse for moderately sensitive receptors. The proposed development would result in large-scale built form being introduced into part of the view. The development would be viewed within a well wooded setting and in context to road infrastructure on the A470 and the fast-moving traffic with associated sound. Not Significant	Effects are Moderate adverse for moderately sensitive receptors. The treatment of the north elevation of the snow centre would help to reduce its prominence, but existing woodland and proposed woodland planting within the site would not significantly alter the view of the snow centre from the north. The scale of built form would remain, but as the periphery of the site becomes vegetated the development would be viewed as part of the wooded hillside of Mynydd Gethin. Not Significant	This viewpoint represents views from the A470 requested in the MTCBC PAC report- but no annotated photo has been provided in the LVIA to illustrate or demonstrate effects. Sensitivity of receptor- disagree, likely to be high/medium as users of public footpath outside designated area. Magnitude of effect Year 1- disagree. The northern elevation of the development including hotel and ski slope would be likely to be very prominent above the near wooded ridge skyline with the top possibly just below the Gethin woodlands skyline. The buildings would change the character of the view from a wooded rural valley side to a partially developed setting. The effect is likely to be medium-great. The effect from the A470 may be slightly less. Significance Year 1- disagree. Due to the sensitivity of receptor, and the magnitude of effect the significance of effect is likely to be major-moderate adverse and significant. The effect from the A470 may be slightly less.	An annotated photograph has been provided, see Figure LA.12.9-17 including a wireline visualisation, see Figure LA.12.10-16. We disagree that the sensitivity of receptor is too low, refer to LVIA methodology see Appendix 12.2, Table 12.2-8. The context of the A470 to the viewpoint location reduces its sensitivity, similar to viewpoint 01 and to the comments as noted by Simon White in relation to viewpoint MC06. In relation to magnitude and significance, we disagree with Simon White's comments for the reasons as set out in the LVIA, see Appendix 12.3.

Visual Receptors & Sensitivity	Reference Viewpoints	Magnitude of change:	Degree & nature of effects & significance: completion	Degree & nature of effects & significance: after 15 years	Simon White Review comments dated 02/06/23	Tir Collective responses to Simon White's review comments
		wider area for users of the A470. Views of the proposals would be viewed in context to the A470 and for users of the A470 the nearby retail parks.			Magnitude of effect Year 15- disagree. The magnitude of effects is likely to remain similar as Year 1 as the level of mitigation on the northern elevation is minimal. The magnitude of effect is likely to be remain medium- great. The effect from the A470 may be slightly less. Significance Year 15- disagree. The significance of effect is likely to remain major- moderate adverse and significant. The effect from the A470 may be slightly less.	
Direct views across valley from CROW access land.	SWC E - Eastern flank				Viewpoint E is used as a context photo in the LVIA rather than as an assessed baseline photo. It represents access land which will have views and should take into account that the coal recovery works will cease in due course and area to the north will be restored. Nearby alternative location at Viewpoint SWC does not have views of railhead and is assessed below. Sensitivity of receptor- likely to be high/medium as walkers and users of open access land outside landscape designations. Magnitude of effect Year 1- The commercial developments on the valley floor appear to be at a similar scale but the whole of the main development would be seen located in the middle of a wooded mosaic undeveloped valley side as a large, isolated and incongruous development forming a noticeable to prominent feature in the view. The effect is likely to be medium to medium-great.	Context photograph E was scoped out of the assessment. Viewpoint 15 was carried forward for assessment and provides a more elevated view towards the site from within Merthyr Common. Viewpoint 15 is also located close to Scheduled Monuments and is a popular walking destination. Recent news coverage of Ffos-y-Fran shows the continued illegal mining and delays in restoration proposals. The sensitivity of receptor does not align with the LVIA methodology. In this case we would assess the receptor as medium sensitivity, No photograph has been prepared for view SWC. The Green Infrastructure plans have since been produced, see SK401 and SK402 and illustrate the mitigation proposals, which has been underestimated in Simon White's assessments.



Visual Receptors & Sensitivity	Reference Viewpoints	Magnitude of change:	Degree & nature of effects & significance: completion	Degree & nature of effects & significance: after 15 years	Simon White Review comments dated 02/06/23	Tir Collective responses to Simon White’s review comments
					Significance Year 1- the significance of effect could be major-moderate adverse and significant. Magnitude of effect Year 15- the magnitude of effects is likely to remain very similar as Year 1 as the level of mitigation possible is limited, focussed on the trees in the car park partially mitigating the built form and the mound would be still apparent with limited plant growth and the ski slope remaining a noticeable to prominent feature. The magnitude of effect is likely to be remain medium to medium-great. Significance Year 15- the significance of effect could remain major-moderate adverse and significant.	
Users of busy road on western flank of valley.	Viewpoints on A470 to the south				Dependent on wireline analysis yet to be provided.	Photographs and wirelines have been provided for a number of locations close to the A470, which are representative for road users. For obvious health and safety reasons, photographs will not be taken alongside the A470.