



Llywodraeth Cymru
Welsh Government

Planning Division
Merthyr Tydfil County Borough Council
Unit 5
Triangle Business Park
Pentrebach
Merthyr Tydfil

Eich cyf / Your ref P/23/0065

Ein cyf / Our ref 23/SW-5904

26 November 2024

Dear Sir/Madam,

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

Land at Rhydycar West, Merthyr Tydfil

Outline application received for erection of a mixed leisure development comprising Indoor Snow Centre (up to 39,200 sq m), Water park (up to 7,500 sq m), Indoor Activity Centre (up to 9,000 sq m), Outdoor Activity Centre, Hotel Accommodation (up to 418 bedrooms), Woodland Lodge accommodation (up to 30 units), car parking (up to 830 spaces) and associated earthworks, access, drainage, servicing and utilities connections/infrastructure.

I refer to your consultation of 16/08/2023 regarding the above planning application and advise that the Welsh Government as highway authority for the Default trunk road directs that any permission granted by your authority shall include the following conditions:

- 1) The access junction with the A470 as illustrated in drawing No. B023905-TTE-00-ZZ-DR-CH-SK001 Rev P03 shall be substantially complete prior to commencement of any other works on site, and fully complete to the written satisfaction of the LPA prior to the development being brought into use.
- 2) A Travel Plan which sets out proposals and targets together with a timescale, to limit or reduce the number of private vehicle journeys to the site and to promote travel by sustainable modes of travel shall be submitted to and approved in writing by the Local Planning Authority prior to beneficial occupation. Annual reports demonstrating progress in promoting sustainable transport measures shall be submitted on each anniversary of the date of the planning consent to the Highway Authority. The financial penalties to be applied for non-compliance with the targets set out in the Travel Plan should be agreed with the Local Planning Authority.



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- 3) Development shall not commence until a car parking strategy plan detailing how the proposed car park will operate together with the proposed booking system have been submitted to and approved in writing by the Local Planning Authority. The plan must include details of how internal active travel routes are offered the same protection from obstructions as the vehicle roadways. The approved plan shall be adhered to unless agreed otherwise in writing by the local planning authority.
- 4) Development shall not commence until full details of the proposed emergency access have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented on site prior to beneficial use of the development.
- 5) Prior to beneficial use, cycle parking shall be provided in accordance with, the greater of either Wales Parking Standards 2014 or Active Travel Wales Act. and retained for the purpose of cycle parking only in perpetuity.
- 6) Prior to commencement a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the LPA. The document shall give full details of the following:
 - Means of access into site for all vehicles
 - The parking of vehicles for site operatives and visitors
 - The management of vehicular and pedestrian traffic
 - Loading and unloading of plant and materials
 - Storage of plant and materials
 - Wheel cleaning facilities

The development shall be carried out in accordance with the approved details.

- 7) Development shall not commence until a package of measures which support modal shift, in line with Llwybr Newydd, have been submitted to and approved in writing by the Local Planning Authority. The package of measures which are intrinsically linked to achieve modal shift shall, as a minimum, include the following:
 - Full details of proposed shuttle bus(es), free to use for both visitors and staff, including pick-up/drop-off points and booking system. The free shuttle bus service, privately operated by the development, must be available for a minimum of 15 hours a day, each day.
 - Agreed off site Active Travel routes to be audited shall be submitted to and agreed by the Local Planning Authority. The agreed routes shall be audited in line with the Active Travel Wales Act audit tool and a schedule of required interventions shall be drawn up and submitted and agreed by the Local Planning Authority. The agreed works to be implemented by the development shall be completed prior to occupation of the proposed development.
 - Details of offsite surfacing and lighting improvements to the local footway/cycle network shall be submitted to and approved in writing by the LPA. The approved works shall be completed prior to occupation of the proposed development.
 - Details of public transport provisions to the site shall be submitted to and approved in writing by the LPA. The approved provision shall be made available prior to occupation of the proposed development.



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- Details of an on-site Active Travel route from the development's main external access point to buildings within the development shall be submitted to and approved by the Local Planning Authority. The approved works shall be completed prior to occupation of the proposed development.
- 8) Prior to development commencing, details of EV car charging shall be submitted to and approved in writing by the LPA. The approved works shall be completed prior to occupation of the proposed development
- 9) Development shall not commence until full details of the proposed emergency lay-by on the access road from the trunk road for vehicles travelling towards the development have been submitted to and approved in writing by the Local Planning Authority. The proposal must not attract vehicle parking nor encourage vehicles to turn round at the location nor affect any active travel proposals. The approved details shall be implemented on site prior to beneficial use of the development

The above conditions are included to maintain the safety and free flow of trunk road traffic.

General Notes

- 1) The applicant shall undertake a Road Safety Audit of the scheme (Stages 1 – 4) in accordance with the Design Manual for Roads and Bridges GG 119. The applicant shall agree the required measures with the Welsh Government as Welsh trunk road highway authority or other relevant highway authority (as appropriate) prior to the commencement of works on site.
- 2) The applicant should be advised that they will be required to enter into an Agreement with the Welsh Ministers under Section 278 of the Highways Act 1980 / Section 23 of the New Roads and Street Works Act 1991 to enable the Applicant to undertake agreed improvement works on the trunk road. This Agreement will contain details of the improvement works, construction conditions and financial arrangements under which agreed measures can be put in place, including indemnifying the Welsh Ministers against third party claims. Without such an agreement in place, any consent that may be granted by the Planning Authority cannot be implemented.
- 3) The Applicant shall agree with SWTRA a system of temporary road signing in accordance with Chapter 8 of the Traffic Signs Manual and the Safety at Streetworks and Roadworks Code of Practice.
- 4) The Applicant should be advised that all temporary or permanent signage, road markings or traffic orders shall be at their expense and agreed with the Welsh Government before works commence.

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

Yours Faithfully

Jason Ingram



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