

MERTHYR TYDFIL COUNTY BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
The Town and Country Planning (Development Management Procedure)
(Wales) Order 2012 (as amended)

FULL PLANNING PERMISSION

To: Mr Rowan Sorrell c/o Mr Liam Hopkins The Urbanists Westgate House 11 Womanby
Street Cardiff, CF10 1BR

WHEREAS you submitted an application on the 2nd April 2026 to develop: Gethin Woodland Centre A470 Pentrebach To Rhydycar Northbound Abercanaid Merthyr Tydfil CF48 1YZ short particulars of the application being as follows:-

Name of the Applicant

Mr Rowan Sorrell
Bike Park Wales
Gethin Woodland Centre A470 Pentrebach
To Rhydycar Northbound
Abercanaid
Merthyr Tydfil

Description of Proposed Development

To resurface with tarmac the uplift track that currently
serves Bike Park Wales (Full)

The Council in pursuance of its powers under the above mentioned Act and Order hereby **GRANTS PERMISSION** for the carrying out of the proposed development as described above and in accordance with the application and plans (if any) submitted with the application subject to compliance with the following conditions.

CONDITIONS

Please see attached.

Date: 3rd September 2026

Signed:



(Director of Neighbourhood Services)

**IT IS IMPORTANT THAT YOU READ
THE NOTES ATTACHED TO THIS FORM**

CONDITIONS

- 1 The development shall begin not later than five years from the date of this decision.

Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 The development shall be carried out in accordance with the following approved plans and documents:

Drawing Title: Typical Section, Drawing No: OT-BPW26-D03, Received on 02 April 2026.

Drawing Title: Plan of Uplift Road Route, Drawing No: OT-BPW26-D02, Received on 27 July 2026.

Drawing Title: Drainage Plan, Drawing No: OT-BPW26-D05, Received on 27 July 2026.

Drawing Title: PROW Crossing Section, Drawing No: OT-BPW26-D06, Received on 27 July 2026.

Construction Environmental Management Plan - BikePark Wales Trail Uplift Road Surfacing, Received on 27 July 2026.

Letter Reference 2575/02 by The Urbanists, Received on 27 July 2026.

Reason -To ensure compliance with the approved plans and clearly define the scope of the permission.

- 3 **Prior to the first beneficial use of the development hereby approved**, a comprehensive Post-Construction Drainage Performance and Verification Report based on the drainage and surface water information contained in the approved documents Letter Reference 2575/02 by The Urbanists, and Drainage Plan, Drawing No: OT-BPW26-D05 shall be submitted to and approved in writing by the Local Planning Authority.

The verification report shall include:

- A post-construction structural condition survey of all culverts, ordinary watercourse crossings and ditches that manage surface water run-off associated with the track.
- Full details of any deviations from the approved documents and plans occurring during the construction phase, alongside any remediation, clearance, or repair works undertaken to fix structural damage or blockages identified by the post-construction survey.
- Confirmation that the ordinary watercourse network, ditches, and culverts are entirely free from construction debris, silt, tarmac ingress, or structural obstructions, can accommodate the volumes of surface water run-off to be managed and are fully operational.

Reason - To ensure that the construction phase has not adversely impacted, collapsed, or obstructed the existing surface water drainage system or ordinary watercourse network, to guarantee that surface water is safely and sustainably managed prior to the track brought back into active use, and to accord with LDP Policy EnW4 and Technical Advice Note 15 (TAN 15).

- 4 No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason - To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment and to accord with Policy EnW4 of the Merthyr Tydfil County Borough Council Replacement Development Plan (2016-2031).

INFORMATIVES

1. This planning permission does not provide consent to undertake works that require a European Protected Species (EPS) licence.
All bats and their roosts are protected under UK and European legislation. It is an offence to deliberately kill, injure, capture or disturb a bat or to recklessly damage or destroy their breeding sites or resting places.

If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. on 0300 065 3000 or at <https://naturalresources.wales/permits-and-permissions/species-licensing/apply-for-a-protected-species-licence/bat-licences/?lang=en>.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding.

If works to any trees, hedgerows and/or other nesting bird habitat (including buildings with suitable features) are to be undertaken, they will take place outside of the bird nesting season. If the works must be undertaken during the nesting season (generally from 1st March until 31st August, although birds are known to nest outside of these dates in suitable conditions), a breeding bird survey will be required and must be carried out by a suitably qualified ecologist. Any active nests identified will be protected until the young have fledged.

Where a Schedule 1 species (as defined in the Wildlife and Countryside Act - <https://www.legislation.gov.uk/ukpga/1981/69/schedule/1> is involved, compensation for impacts, e.g., loss of nesting sites, will be devised and implemented.

3. Cadw Note - The proposed development is located some 30m from scheduled monument GM586 Carn Castell y Meibion ring cairn. The applicants should be aware that in relation to any future planning application it is their responsibility to inform all contractors about the nature and extent of the scheduled area, and the restrictions which scheduling imposes. If any ground works, service trenches, works compounds, temporary storage etc. are planned to take place within the scheduled area, then the applicant should contact Cadw to ascertain whether scheduled monument consent would be required.
4. Coal Authority Note - records indicate the presence of one recorded mine entry (shaft) within, or within close proximity of the planning boundary. An untreated mine entry and its resultant zone of influence pose a significant risk not only to surface stability but also public safety. Building over or within the influencing distance of a mine entry (shaft or adit) can be dangerous and has the potential for significant risks to both the development and the occupiers if not undertaken appropriately. The Coal Authority would draw your attention to The Coal Authority policy document regarding new development and mine entries 'Policy for building over or within the influencing distance of a mine entry'

5. The developer is advised to contact the Rights of Way Division before any works that may affect a Right of Way commences, in respect of any separate permissions that may be required to ensure compliance with the Highways Act 1980, which are not granted by the planning permission. If you need advice about the right of way you should contact the Rights of Way Division on 01685 725309/rightsofway@merthyr.gov.uk.

NOTES

Your attention is drawn to the following:-

Appeals to the Planning & Environment Decisions Wales:

- If you are aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Planning & Environment Decisions Wales under Section 78 of the Town and Country Planning Act 1990 (as amended).
- If you want to appeal, then you must do so within **six months** of the date of this notice, using a form which you can get from Planning & Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ. Alternatively you can use Planning & Environment Decisions Wales website (www.gov.wales/planningappeal) to complete your appeal.
- The Planning & Environment Decisions Wales can allow a longer period of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Planning & Environment Decisions Wales need not consider an appeal if it seems that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any Development Order and to any directions given under a Development Order.
- In practice, the Planning & Environment Decisions Wales does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices:

- If either the Local Planning Authority or Planning & Environment Decisions Wales refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).

PLEASE NOTE: THIS NOTICE RELATES ONLY TO A PLANNING DECISION AND DOES NOT RELATE TO OTHER LEGISLATION INCLUDING ANY LEGISLATION UNDER:

BUILDING REGULATIONS
LISTED BUILDING LEGISLATION
HIGHWAY LEGISLATION

IF PLANNING PERMISSION HAS BEEN GRANTED IT IS ADVISABLE TO ESTABLISH WHETHER ANY OTHER FORM OF CONSENT IS REQUIRED AND TO OBTAIN SUCH CONSENT BEFORE COMMENCING DEVELOPMENT

Please quote the application number in all correspondence.