

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 8A The Creative Quarter Morgan
Arcade Cardiff

WHEREAS you submitted an application on the 4th September 2023 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
Abercanaid
Merthyr Tydfil

Description of Proposed Development

Construction of mountain bike trails, access trails and
uplift track extension and amendments. (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: 8th May 2024

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:

Trail 1 Drawing No. OT-BPW22-D23
Trail 2 Drawing No. OT-BPW22-D24
Trail 3 Drawing No. OT-BPW22-D25
Trail 4 Drawing No. OT-BPW22-D26
Trail 5 Drawing No. OT-BPW22-D27
Trail 6 Drawing No. OT-BPW22-D28
Trail 7 Drawing No. OT-BPW22-D29
Trail 8 Drawing No. OT-BPW22-D30
Trail 9 Drawing No. OT-BPW22-D31
Trail 10 Drawing No. OT-BPW22-D32
Trail 11 Drawing No. OT-BPW22-D33
Trail 12 Drawing No. OT-BPW22-D34
Trail 13 Drawing No. OT-BPW22-D35
Trail 14 Drawing No. OT-BPW22-D36
Trail 15 Drawing No. OT-BPW22-D37
Trail 16 Drawing No. OT-BPW22-D38
Trail 17 Drawing No. OT-BPW22-D39
Trail 18 Drawing No. OT-BPW22-D40
Trail 19 Drawing No. OT-BPW22-D41
Trail 20 Drawing No. OT-BPW22-D42
Trail 21 Drawing No. OT-BPW22-D43
Trail 22 Drawing No. OT-BPW22-D44
Trail 22 Drawing No. OT-BPW22-D45
Trail 24 Drawing No. OT-BPW22-D46
Trail 25 Drawing No. OT-BPW22-D47
Trail 26 Drawing No. OT-BPW22-D48
Trail 27 Drawing No. OT-BPW22-D49
Skills Area A Drawing No. OT-BPW22-D05
Skills Area B Drawing No. OT-BPW22-D06
Bench Cut Drawing No. OT-BPW22-TF01
Pavement Construction Drawing No. OT-BPW22-TF02
Overfill Construction Drawing No. OT-BPW22-TF03
Grade Reversal Drawing No. OT-BPW22-TF06 04/09/2023
Berm Drawing No. OT-BPW22-TF07
Roller Drawing No. OT-BPW22-TF08
Drop off Drawing No. OT-BPW22-TF13
Tabletop Drawing No. OT-BPW22-TF14
Roller Double Drawing No. OT-BPW22-TF16
Culvert Drawing No. OT-BPW22-TF02

Uplift Tracks Drawing No. OT-BPW22-D53
Application Boundary Drawing No. OT-BPW22-D01
Proposed Trails Drawing No. OT-BPW22-D03.01
Proposed Trails Drawing No. OT-BPW22-D03
Site Location Plan Drawing No. OT-BPW22-D01
Link Trail 1 Drawing No. OT-BPW22-D17
Link Trail 2 Drawing No. OT-BPW22-D18
Public Link Trail 3 Drawing No. OT-BPW22-D19
Link Trail 4 Drawing No. OT-BPW22-D20
Link Trail 5 Drawing No. OT-BPW22-D21
Link Trail 6 Drawing No. OT-BPW22-D22
Link Trail 7 Drawing No. OT-BPW22-D52
Climb Trail 1 Drawing No. OT-BPW22-D08
Trail 2 Drawing No. OT-BPW22-D09
Climb Trail 3 Drawing No. OT-BPW22-D10
Climb Trail 4 Drawing No. OT-BPW22-D11
Climb Trail 5 Drawing No. OT-BPW22-D12
Climb Trail 6 Drawing No. OT-BPW22-D13
Climb Trail 7 Drawing No. OT-BPW22-D14
Climb Trail 8 Drawing No. OT-BPW22-D16
Climb Trail 9 Drawing No. OT-BPW22-D49
BPW_01_001 Road Section B - Specification
Coal Mining Risk Assessment 14287/LP/24/CMRA PART1
Coal Mining Risk Assessment 14287/LP/24/CMRA PART 2
Coal Mining Risk Assessment 14287/LP/24/CMRA PART 3
Coal Mining Risk Assessment 14287/LP/24/CMRA PART 4
Coal Mining Risk Assessment 14287/LP/24/CMRA PART 5
Archaeology Desk Top Study Bike Park Wales (15 Jan 2024)
Arboricultural Implications Assessment Arboricultural Method Statement
Ecological Assessment Ref HE/35/2023
Ecological Assessment Ref HE/35/2023 Appendix 1
Bike Park Wales - Trail Development Plan
Bike Park Wales Future Forest Vision (Management Plan) Received 11/03/23
Construction Environment Management Plan Received 11/03/23
Landscape and Environment Management Plan Received 11/03/23

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

- 3 Prior to the installation of any external lighting a detailed lighting scheme for the site shall be submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details and retained in perpetuity.

Reason - To ensure there is no adverse impact upon European Protected Species in accordance with Policy EnW2 of the Merthyr Tydfil Replacement Local Development Plan.

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.