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|-----------------------|-------------------------|
| <b>DATE WRITTEN</b>   | 29th April 2024         |
| <b>REPORT AUTHOR</b>  | Judith Jones            |
| <b>CASE OFFICER</b>   | Adam Foote              |
| <b>COMMITTEE</b>      | Planning and Regulatory |
| <b>COMMITTEE DATE</b> | 8th May 2024            |

**Application No.**  
P/23/0208

**Date**  
4th September 2023

**Determining Authority**  
MTCBC

**Proposed Development**

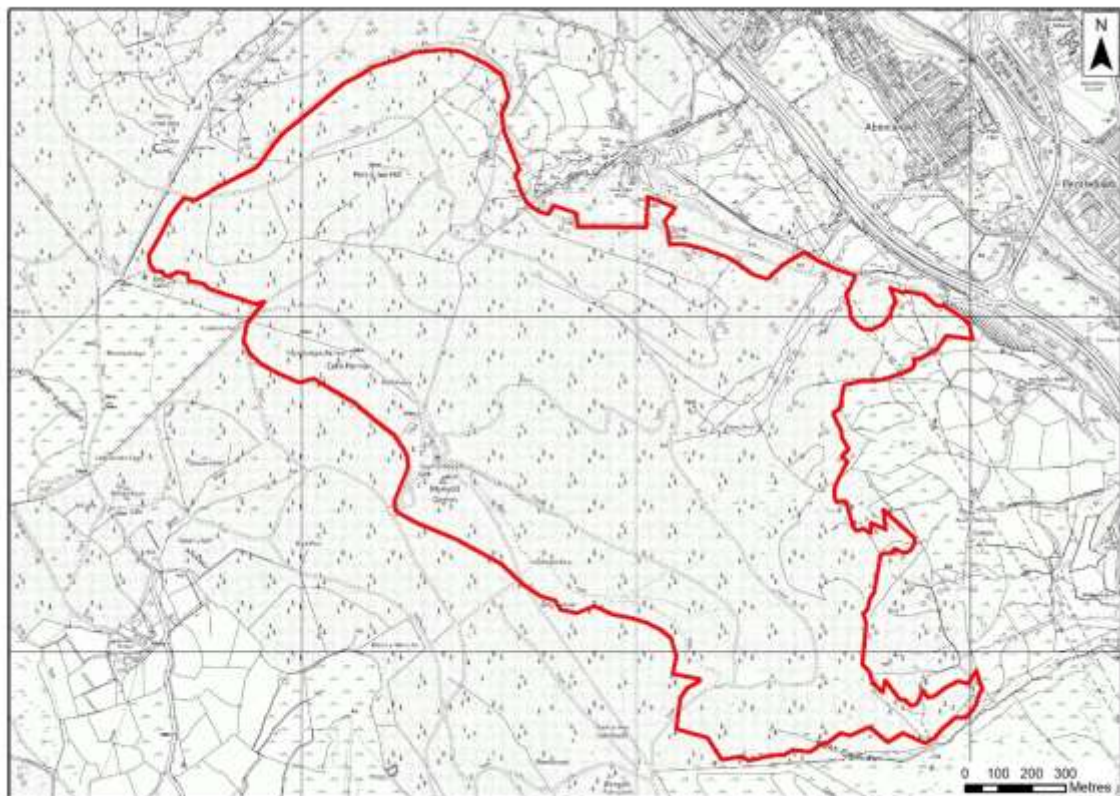
**Location**

**Name & Address of Applicant/Agent**

Construction of mountain bike trails, access trails and uplift track extension and amendments.

Gethin Woodland Centre  
A470 Pentrebach to  
Rhydycar Northbound  
Abercanaid  
Merthyr Tydfil  
CF48 1YZ

Mr Rowan Sorrell  
c/o Mr Liam Hopkins  
The Urbanists  
8A The Creative Quarter  
Morgan Arcade  
Cardiff



P/23/0208

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## APPLICATION SITE

The application site comprises of an area of land adjacent to the existing Bike Park Wales leisure development at Gethin Woodland Centre, Abercanaid. The woodlands are managed by Natural Resources Wales (NRW) however the land is within the Bike Park Wales leased area.

The topography of the area is such that the hillside increases to the west however the proposed trails have varying gradients and a general mixed topography. The site comprises varying woodland comprising of conifer productive stock both mature and establishing, clear felled areas and broadleaf cover. The proposed trails would encompass Sites of Importance to Nature Conservation (SINC's) No's 26 (Buarth-Waunydd), 30 (Graig Gethin) & 61 (Coed Meirig), as well as areas of Ancient Woodland and areas covered by Tree Preservation Orders (TPO).

Access to the site is gained via a roundabout on the A470 where an access track links the highway networks to the visitors centre and carparking area.

The site falls outside the settlement boundaries as defined by the Merthyr Tydfil Replacement Local Development Plan (LDP) Policy SW4 and the associated proposals map, therefore for the purposes of planning is located within the open countryside. The site forms part of the Merthyr Tydfil Landscape of Outstanding Historic Interest and a Special Landscape Area (SLA) SLA3: Merthyr West Flank.

In part, the development would cover mineral (sandstone) safeguarding area(s) designated by LDP Policies EcW10 & EcW13.

## PROPOSED DEVELOPMENT

This application seeks consent for the expansion of the trail network at Bike Park Wales. The development would provide an additional 33,407 metres of mountain bike trails of varying difficulty for mountain bike riders to meet the needs of its customer base.

The proposed trails are designed to make the best use of the existing topography of the site, using natural rock slabs, boulders and terrain as riding features. Steeper slopes and gradients are utilised for more difficult trails and the gentler slopes and gradients on the hillside for the easier routes. The diversity of the terrain with steep chutes, gullies, crags, and scree slopes provides a necessary environment for mountain biking.

This application seeks consent for 27 descending trails, 9 climbing trails, 7 link trails, 2 skills areas, 2 amendments to the uplift trails and 29 access and emergency tracks. The trails range from short linking sections measuring approximately 50 metres long through to full length trails of several thousand metres in length. The design of the trails are not uniform and would vary between 1m to 1.5m wide. Most of the trail sections are between 400-800 metres long. The trails would largely be made from the natural sub-soils found on site, although some trails will require some surfacing works with crushed stone aggregate.

Two skills areas are proposed which provide small zones where riders can focus on practicing and developing their skills on the trails. They allow for easy repetition of features and for people to learn in a controlled environment. Skills Area A (located within the southern section of the site) would result in the formalisation of the use of an existing area of a small disused quarry featuring a range of rocky slopes and shelves which allow users to learn core skills. This would include steep roll downs or drop off's, predominantly utilising the existing slopes and terrain and linking them together with some aggregate tracks to define the riding routes measuring approximately one metre wide. Zone B is located in the northern section of the site, to the west of the visitors centre, which would provide a small confined zone where riders can practice and develop their skills using a set of short trails with an average widths of one metre. This part of the site is a gently sloping area with young conifer trees, which allows riders to easily return to the top via a short climbing trail before choosing from a set of different trails of varying difficulty.

The emergency access tracks are proposed to provide access to the trails during construction and for ongoing maintenance and emergency access. Mountain biking is a relatively high-risk activity and the injuries sustained can be severe, as such it is important that there is access to extract injured riders if required. These tracks are utilised by suitable off-road vehicles and as such typically have a level ground formed from the existing sub soils and stone in situ or incorporate the existing forestry tracks. In areas of poor soils 40mm to 125mm aggregate may be used to firm up the surface.

## PLANNING HISTORY

|           |                                                                                                                                                                                                                                                                                                                            |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| P/12/0235 | Creation of mountain bike centre comprising the erection of a single storey visitor centre building (including a café, office and shop), construction of seventeen forest bike trails, campsite (including 5 timber camping pods) with shower block and associated car parking and landscaping<br><br>Application approved |
| P/13/0214 | Erection of single storey side extension to visitor centre to accommodate electrical plant room<br><br>Application approved                                                                                                                                                                                                |
| P/15/0385 | Construction of 23 additional mountain Bike trails to expand the existing mountain bike facility<br><br>Application approved                                                                                                                                                                                               |
| P/16/0055 | Retention of revised car parking layout, including the provision of additional parking spaces and the erection of two wood clad huts<br><br>Application approved                                                                                                                                                           |

|           |                                                                                                                                                                                                                                                                                                                                          |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| P/17/0367 | Construction of new access track and widening of existing forest roads to be used as uplift route by Bike Park Wales                                                                                                                                                                                                                     |
|           | Application approved                                                                                                                                                                                                                                                                                                                     |
| P/18/0335 | Erection of new bike hire centre with associated bike washing facilities and storage areas. Erection of new catering unit and staff office building                                                                                                                                                                                      |
|           | Application approved                                                                                                                                                                                                                                                                                                                     |
| P/19/0073 | Provision of 36 camping pods and 5 chalets, erection of shower/toilet block and creation of play and picnic area. Construction of new parking area (150 spaces) with overflow carpark (46 spaces), together with a trail maintenance yard, new highway access routes, ground profile works, drainage, infrastructure and landscape works |
|           | Application approved                                                                                                                                                                                                                                                                                                                     |
| P/19/0075 | Free standing sign                                                                                                                                                                                                                                                                                                                       |
|           | Application approved                                                                                                                                                                                                                                                                                                                     |
| P/19/0189 | Erection of proposed uplift building and erection of 8 No. pole mounted CCTV on 5 poles                                                                                                                                                                                                                                                  |
|           | Application approved                                                                                                                                                                                                                                                                                                                     |
| P/22/0192 | Provision of 29 camping pods, changing village, vehicle workshop, children's play area and associated access, drainage and landscape infrastructure                                                                                                                                                                                      |
|           | Application approved                                                                                                                                                                                                                                                                                                                     |

## CONSULTATION

|                                      |   |              |
|--------------------------------------|---|--------------|
| Planning Policy Officer              | - | No objection |
| Planning Ecologist                   | - | No objection |
| Head of Engineering and Highways     | - | No objection |
| CADW                                 | - | No objection |
| Glamorgan Gwent Archaeological Trust | - | No reply     |
| The Coal Authority                   | - | No objection |
| Dwr Cymru Welsh Water                | - | No objection |
| Natural Resources Wales              | - | No objection |
| RCTCBC                               | - | No objection |

## PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, an advert was posted in the local newspaper on the 21<sup>st</sup> September 2023 and site notices were displayed within the vicinity of the site on the 18<sup>th</sup> September 2023. No representations as a result of this publicity exercise have been received.

## POLICY CONTEXT

### National Planning Policy

Future Wales - the national plan 2040

Policy 5 – Supporting the rural economy

Policy 9 – Resilient Ecological Networks and Green Infrastructure

Policy 33 – National Growth Area – Cardiff, Newport and the Valleys

Planning Policy Wales (PPW) 12:

Section 4, Active and Social Places states: 'A Healthier Wales can be achieved through the reduction in emissions and air pollution by minimising the need to travel and maximising provision of sustainable forms of transport. It can also be achieved through improving access to services, cultural opportunities, green spaces and recreation facilities to support people adopt healthy lifestyles. Together they contribute to creating the right conditions for better health, well-being and greater physical activity'.

Section 5, Productive and Enterprising Places states: 'promoting and diversifying our rural economy to ensure it is fit for the future and economically sustainable while ensuring that unnecessary development in the countryside is controlled; capitalising on our distinctive tourism offer to promote Wales to the world, creating high quality jobs in this sector which enhance skills and provide employment year-round; capitalising on our existing natural and historic assets and new transportation infrastructure to maximise opportunities for tourism-related economic development'

Para 4.0.2 when planning and managing future development planning authorities need to ensure that residents of existing and new communities have access to jobs and an appropriate range of community facilities including recreation, leisure, health and education.

Para 4.5.2 Planning authorities should provide a framework for well-located, good quality sport, recreational and leisure facilities, and develop clear policies for the provision, protection and enhancement of sport, recreation and leisure facilities.

Para 4.5.3 As well as enhancing quality of life, they contribute to biodiversity, the conservation of the historic environment, nature and landscape, better air quality, the protection of groundwater and as places of tranquillity. Such open spaces also have a role in climate protection and in enabling the adaptation of urban areas to the impacts of climate change, for example by contributing to flood management and helping to reduce the effects of urban heat islands.

Para 5.4.2 Economic land uses include the traditional employment land uses (offices, research and development, industry and warehousing), as well as uses such as retail, tourism, and public services.... The Welsh Government seeks to maximise opportunities to strengthen the foundational economy, particularly the food, retail, tourism and care sectors which play such a prominent role throughout Wales; the planning system should be supportive of this aim.

Para 5.5.1 Tourism involves a wide range of activities, facilities and types of development and is vital to economic prosperity and job creation in many parts of Wales. Tourism can be a catalyst for regeneration, improvement of the built environment and environmental protection. 5.5.2 The planning system encourages tourism where it contributes to economic development, conservation, rural diversification, urban regeneration and social inclusion, while recognising the needs of visitors and those of local communities. The planning system can also assist in enhancing the sense of place of an area which has intrinsic value and interest for tourism. In addition to supporting the continued success of existing tourist areas, appropriate tourism-related development in new destinations is encouraged.

Para 5.5.3 In addition to more traditional forms of rural tourism, planning authorities should plan positively for active, green and cultural tourism where they are appropriate. Development should be sympathetic in nature and scale to the local environment.

Para 6.2.1 Green infrastructure is the network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect places. Component elements of green infrastructure can function at different scales and some components, such as trees and woodland, are often universally present and function at all levels.

Para 6.4.37 Trees, hedgerows, groups of trees and areas of woodland are of great importance for biodiversity. They are important connecting habitats for resilient ecological networks and make an essential wider contribution to landscape character, culture, heritage and sense of place, air quality, recreation and local climate moderation. They also play a vital role in tackling the climate emergency by locking up carbon, and can provide shade, shelter and foraging opportunities, wider landscape benefits such as air and diffuse pollution interception, natural flood management, and building materials.

Para 6.4.43 Ancient woodland, semi-natural woodlands, individual ancient, veteran and heritage trees and ancient hedgerows are irreplaceable natural resources, and have significant landscape, biodiversity and cultural value. Such trees, woodlands and hedgerows are to be afforded protection from development which would result in their loss or deterioration unless very exceptionally there are significant and clearly defined public benefits; this protection must prevent potentially damaging operations and their unnecessary loss<sup>139</sup>. In the case of a site recorded on the Ancient Woodland Inventory, authorities should consider the advice of NRW.

## Technical Advice Notes (TAN):

TAN 5: Nature Conservation and Planning  
TAN 6: Planning for Sustainable Rural Communities  
TAN 10: Tree Preservation Orders  
TAN 13: Tourism  
TAN 16: Sport, Recreation and Open Space  
TAN 23: Economic Development  
TAN 24: The Historic Environment

## Local Planning Policy

Merthyr Tydfil County Borough Council Replacement Local Development Plan (LDP)  
2016-2031:

Policy SW4: Settlement Boundaries  
Policy SW9: Planning Obligations  
Policy SW10: Protecting and Improving Open Spaces  
Policy SW11: Sustainable Design and Placemaking  
Policy SW12: Improving the Transport Network  
Policy SW13: Protecting and Improving Local Community Facilities  
Policy CW1: Historic Environment  
Policy EnW1: Nature Conservation and Ecosystem Resilience  
Policy EnW3: Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species  
Policy EnW4: Environmental Protection  
Policy EnW5: Landscape Protection  
Policy EcW7: Tourism, Leisure and Recreation Development  
Policy EcW10: Sustainably Supplying Minerals  
Policy EcW13: Minerals Safeguarding

Supplementary planning guidance;

SPG 2: Planning Obligations  
SPG 4: Sustainable Design  
SPG 5: Nature and Development

## PLANNING CONSIDERATIONS

The key considerations in the determination of this application are, the principle of the development, highway safety/parking, visual amenity/character of the area, biodiversity/green infrastructure, landscape impact, and residential amenity.

### Principle of development

The application site is outside of any defined settlement boundaries as shown on the LDP proposals map. Therefore, the application site is deemed to be located within the open countryside where development is strictly controlled. Leisure/tourism is noted as being a key industry of the rural economy as cited within Future Wales, PPW12 and TAN13. Future Wales states "Foundational economic activities remain the backbone

of the rural economy. In particular, tourism and leisure is recognised as a major and growing employer and contributor to the Welsh rural economy", whilst PPW states (5.5.3) "In rural areas, tourism-related development is an essential element in providing for a healthy and diverse economy"

Local Development Plan Policy SW4 is relevant in establishing the principle of the development as it distinguishes between urban/rural land and the appropriate uses. Policy SW4 cites a number of criteria in which development outside of the defined settlement boundaries can be justified against. In this instance, the proposed development complies with the following points; "supports the expansion of an existing business in the countryside; is for tourism, recreation or leisure facilities or complementary development where the need for a countryside location is fully justified". Taking into account the existing mountain bike business and given the nature of the use requires a particular environment, which is considered unlikely to exist within a settlement boundary, the principle of the development is acceptable.

The application site partly falls within a mineral safeguarding area. Given the nature of the use and extent of the development, the proposal would not result in the sterilisation of the site that would restrict alternative future uses. Therefore no objection is raised in respect of minerals and no conflict is identified with LDP Policies EcW10 or EcW13. The proposed development complies with the aims/objectives as set by National Planning Policy and is justified in accordance with Policy SW4 of the Local Development Plan.

#### Ground Stability/Coal Mining Risk

The application site is within a defined high-risk area for past coal mining activities. Accordingly, a Coal Mining Risk Assessment (CMRA) has been undertaken and submitted in support of the proposed development. The CMRA concluded that the potential risk to the proposed use of the site from shallow coal workings would be low and that the distance between the proposed bike trails and former mine working features, in conjunction with the topography of the site, should not result in the instability of the land beneath the trails. The Coal Authority is satisfied with the conclusions reached in the CMRA and initially raised no objection subject to conditions relating to further investigations. However, in response to this, a further survey was undertaken and a Supplementary Site Walkover Report was submitted in support of the application. The Coal Authority is satisfied with the additional information provided, that there are no significant land stability concerns and no further survey work is required. Accordingly the development of the site is considered to be safe in accordance with Policy EnW4 of the LDP.

#### Highway Safety

The development comprises the creation of additional mountain bike trails and no works are proposed to the principle means of access to the mountain bike centre or the parking areas. The works to Bike Park Wales have been phased in line with their master plan with improvement works to the access and parking having been granted under previous applications. Given the nature of the proposed development and the works already carried out onsite to improve the access and parking provision, no

objections have been raised in respect of highway safety or parking provision from the Head of Engineering and Highways.

### Biodiversity/Green Infrastructure

The application site comprises a number of SINC's, Ancient Woodland and woodland subject to a Tree Preservation Order (TPO). Accordingly the ecological value of the site is considered to be high and is given significant weight/consideration in the assessment of this application.

In relation to the TPO and Ancient Woodland designations, the only trees proposed to be felled as part of this application are plantation woodland specimens and therefore no concern is raised in this regard. All details in respect of the measures for tree protection during construction and their management/maintenance post construction are detailed within the submitted documents; Arboricultural Implications Assessment / Arboricultural Method Statement, Construction Environment Management Plan, Landscape and Environmental Management Plan and Future Forest Vision Management Plan. These details are considered to be sufficient to ensure necessary precautions are taken to safeguard the trees and ensure their longevity. In addition to this, it is noted that NRW is the landowner and is responsible for the management of the woodland, with a significant amount of control over the use of the land, which provides an additional level of protection to the natural environment and the ongoing use/management of the land.

It is acknowledged that the Planning Ecologist has drawn reference to NRW's Tree Fall Risk Assessment, which considers safety matters and has raised questions regarding the lease/ownership of the land. These matters are not pertinent to the determination of this application. Notwithstanding this, the agent has confirmed that a risk assessment has been carried out for any tree works and that NRW has not raised any concerns. Furthermore, it is noted that NRW as a regulatory body are party to the lease agreement and that an appropriate woodland management plan is in place.

A Construction Environmental Management Plan (CEMP) and Landscape and Ecological Management Plan (LEMP) has been submitted in support of this development. The CEMP outlines the measures that will be taken to safeguard ecological features during construction, whereas the LEMP provides details for the on-going management of the site to ensure European protected species and ecological features, such as watercourses, are protected. NRW are satisfied with the level of information provided and have not raised any concerns. Furthermore, a Future Forest Vision (management plan) has been submitted as part of this application, which has been produced jointly by Bike Park Wales and NRW and outlines the proposed management of the land over the initial lease period of 33 years. This plan allows for both the expansion of the business and leisure offering whilst also providing for the ongoing management and an overall ecological benefit of the woodland.

NRW has raised no objection in respect of the potential impacts to European Protected Species. Nor have they raised any concern regarding pollution control. The woodland areas currently used for commercial logging would be changed to managed woodland and the Planning Ecologist has agreed this would likely result in a net benefit for biodiversity and meet the requirements of The Environment Wales Act (2016) and the

requirements to achieve a net benefit for biodiversity as set out within PPW12. Therefore the proposal complies with policies EnW1, EnW2, EnW3 and EnW4 of the LDP.

### Landscape Impact

The application site forms part of the Merthyr Tydfil Landscape of Outstanding Historic Interest and a Special Landscape Area (SLA) SLA3: Merthyr West Flank. Therefore any development that would impact upon the landscape must be carefully considered to ensure that no adverse impact is caused upon the special landscape character/setting. In this instance permission is sought for additional bike trails and the nature of the development is not considered to result in an adverse impact that would be detrimental upon the landscape character, particularly when viewed within the context of the existing well established use at Bike Park Wales. Furthermore, given the scale and nature of the proposal in combination with the vegetation on the hillside, the development would not present a visually prominent or intrusive feature and that any impact would be easily reversible should the use cease. Therefore, the proposal complies with Policy EnW5 of the LDP.

### Drainage

In regards to surface water drainage, given the scale of the proposal, it will trigger the requirements of schedule 3 of the Flood and Water Management Act 2010 and therefore require approval of Sustainable Drainage Systems (SuDS) features. It is a legal requirement to obtain SAB consent from the relevant SuDS Approval Body (SAB), which would be determined separately to the planning process.

The CEMP and LEMP submitted in support of this application covers the methodology and mitigation measures that the developer would be required to follow. This includes details for the management of water runoff and details of how silt will be managed to ensure there is no adverse impact on nearby bodies of water/watercourses. In this regard, NRW is satisfied with the content of these reports and has raised no objection.

The proposal does not require any connection to the mains drains or sewers, nor is any additional water supply proposed. Dwr Cymru Welsh Water have been consulted on the application and raise no objection.

### Residential Amenity

The closest residential properties are located a significant distance from the application site. Therefore it is not considered that the expansion of the existing mountain bike facility would have any unacceptable adverse impact upon the living conditions of local residents.

### Planning Obligations

Policy SW9 considers the requirement for planning obligations. Due to the nature of the development, Community Infrastructure Levy (CIL) and Planning Obligations would not be chargeable.

## CONCLUSION

The duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 ("the WBFG Act") has been taken into consideration when determining this application. In reaching the following recommendation, the ways of working set out at section 5 of the WBFG Act have been considered and thus the proposal is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives set out as required by section 8 of the WBFG Act.

For the reasons set out above, the proposed development is deemed to be acceptable and it would provide an enhanced tourism/leisure facility that accords with the aims and objectives of both local and national planning policy. Accordingly, the following recommendation is made:

### **RECOMMENDATION: BE APPROVED** subject to the following **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.