



1.0 Public Routes within the site

1.1 Introduction

- 1.1.1 This Appendix on Public Rights of Way (PRoW) within the site follows the Order Decisions dated 24th January 2023 regarding Order A: ROW/ 3214070, Order B: ROW/ 3214077 and Order C: ROW/ 3214138 in relation to the proposals and modifications to the Definitive Map for the County Borough of Merthyr Tydfil, which is the legal record for public rights of way in the unitary authority.
- 1.1.2 Prior to the Order Decision, the site was covered by network of routes used by walkers and mountain bikers, a number of which were Claimed Rights of Way. A notable route included Parish Road, which runs in a northeast to southwest direction across the north of the site, and Forest Road, which runs west to east across the south of the site. Bridleways and public footpaths also terminated at the ownership boundary along the south, east and northeast that connect to some of the claimed rights of way.
- 1.1.3 The Order Decision confirms that some Claimed Rights of Way within the site are PRoW, including some routes that have been amended, and other Claimed Rights of Way are to be deleted.
- 1.1.4 This appendix has been produced following the Order Decision to assess the visual effects of the proposed development for users of the PRoW within the site. This appendix should be read alongside the LVIA which provides an overview of the development proposals and mitigation, site-specific appraisal, public access descriptions, landscape character assessments and assessments of effects on landscape character, and visual effects assessments for the surrounding area, including from location and PRoWs within close proximity to the site.

Scope

- 1.1.5 This appendix is only in relation to PRoW within the site, visual effects for users of PRoW beyond the site boundary are provided in the LVIA. Assessments on landscape effects of the proposed development to PRoW within the site are provided in the LVIA.
- 1.1.6 The assessments within this appendix are carried out by the same Chartered Landscape Architects that produced the LVIA.

1.2 Methodology

- 1.2.1 The methodology and guidance followed for assessing the visual effects of the proposed development for users of PRoWs within the site, including the viewpoint selection, is the same as used for the LVIA, refer to **Appendix 12.2**. The camera equipment (except for the tripod), the method for digitally splicing photographs, and ascertaining viewpoint locations used the same method as the LVIA, refer to paragraphs 12.2.8 – 12.2.11 in the LVIA.
- 1.2.2 Due to the complexity of the Order Decision and the number of routes transecting the site, the first step was to map the claimed rights of way. **Figure LA.12.5-2** shows all claimed routes relating to each Order, the deleted routes are greyed out. **Figure LA.12.5-3** was then produced to show only the confirmed routes within the Order Decision with existing PRoWs as shown on the Definitive Map. The plans show that there are 24 PRoW within the site boundary, plus another two routes at the site boundary in the northern corner of the site by the A470 (routes T69 and T126) and the bridleway at the southern boundary (Public Path Creation Order – Troedyrhiw 167, 20th October 2020). The proposed development was also overlaid on **Figure LA.12.5-3** to clearly illustrate where the development impacts the PRoW network.
- 1.2.3 The next step was to prepare mitigation proposals to indicate how the severed routes, affected by the proposed development, could be diverted around the perimeter of the site, see **Figure LA.12.5-4**. The mitigation strategy assumes that while the public would be able to access and walk through the external spaces within the development, that this access may not be unrestricted access i.e., access may be prevented outside opening hours. There will be other available routes through the public areas of the site, but these may not be suitable as a diversion route for a PRoW.
- 1.2.4 The final step was to prepare visual assessments for users of the PRoW within the site, following the same methodology as used for the LVIA.

Limitations

- 1.2.5 The LI visualisation guidance¹ for Type 1 visualisations (annotated viewpoint photographs) states that the use of a tripod is recommended but is discretionary. For practical and health and safety reasons associated with the past mining activities, the tripod was not used for the photography within the site.
- 1.2.6 The Order Decision was issued in January 2023, which followed the PAC submission in 2022, and the completion of the main bulk of work for the LVIA, including photography. Due to the limited timeframe for the planning submission, as well as health and safety that required escorted site visits, the photography used for each viewpoint within the site utilises

¹ Table 2, Landscape Institute's Technical Guidance Note 06/19, Visual Representation of Development Proposals, September 2019



photographs that were taken during the site visits in April 2021 and June 2022. Also, due to the limited timeframe, the representative viewpoint locations within the site have not been agreed with the Council.

1.3 Effects on visual amenity for users of PRowS within the site

- 1.3.1 This section deals with the effects on visual amenity, arising from changes in the views available to people using the PRow within the site.

Viewpoint study

- 1.3.2 A proportionate approach has been taken in selecting viewpoints from PRowS within the site, viewpoints from every PRow are not presented. Six views have been photographed from the PRowS that represent views within the site for users of the routes. The viewpoints are considered to represent 'worst case scenario' and do not include locations where woodland or steep tip slopes screen or prevent views towards the proposed development. The views include a range of locations and elevations within the site, direction of views, and distances from the proposed snow centre buildings. The viewpoints are presented on **Figures LA.12.11** and the locations are shown on **Figure LA.12.5-2** and are listed as follows:

- **P01** – PRow in the north of the site
- **P02** – PRow on the A470 tip
- **P03** – PRow by west of the site
- **P04** - PRow to the south of the leat
- **P05** - PRow in the central east area of the site
- **P06** - PRow in the southeast corner of the site

Context and existing view descriptions

- 1.3.3 For brevity, and to avoid some repetition of the work already carried out in the LVIA, the below paragraphs do not provide descriptions for each individual viewpoint, but instead provides a general description of some views in the site with references to each viewpoint. The below descriptions should also be read alongside the site-specific appraisal provided in the LVIA, section 12.7.1.
- 1.3.4 Views experienced in the site from the PRow are varied, as you would expect from an area that contains several features and elements and has a ranging topography. The location of PRow within the site influences the views and the visual experience. From elevated and open areas in the site there are long-distant views, beyond the grassland and vegetation within the site, towards the urban area Merthyr Tydfil and the backdrop of the Brecon Beacon uplands and distinctive peaks that include Pen-y-Fan, see **viewpoints P02 and P03**. In less elevated



areas, such as in the south and east, the site tends to be covered by woodland and vegetation, which adds to the intimacy of the visual experience. Views tend to be more tunnelled and short-distant due to the trees and vegetation screening views. Although recently some of this has been disturbed with the engineering works that have been carried out, see **viewpoint P05**. The steep tips within the site also screen and limit views in several locations, see **viewpoint P01**.

- 1.3.5 There are several interesting and visually attractive historical features within the site, see **viewpoint P04**. Along the southern boundary of the site, there is stronger visual relationship with land beyond the site to the south and west due to the dense vegetation within the site that screen views. Views to the south are more distant and varied with views of land rising up to the coniferous woodland on Mynydd Gethin, see **viewpoint P06**.

Sensitivity of receptors

- 1.3.6 The sensitivity of visual receptors is determined by combining susceptibility and value. In accordance with GLVIA3, PRoW receptors within the site are considered to be highly susceptible to visual change and attach a moderate value to their visual amenity, and are concluded to have **moderate-high sensitivity**, refer to Appendix 12.2 for the LVIA assessment methodology.

Magnitude of change

- 1.3.7 A summary of the magnitude of change is provided below, which considers the same scenarios as the LVIA: during construction, completion, and at year 15.
- 1.3.8 The ZTV, Figure LA.12.7 illustrates that in the southern part of the site, south of the proposed car parking area, there would be no views of the proposed Snow Centre. In the southeast of the site, during construction, short-term changes to views are likely to be associated with moving construction vehicles passing through the area and activities associated with the construction of the woodland lodges. From some screened locations, there are likely to be some perceptual changes such as sound, but this would be in context to the road sound associated with the A470. At completion, any changes to views would be of the lodges in the retained woodland. At year 15, any views of the lodges are likely to be more filtered and ingrained as vegetation continues to grow and the lodges become more weathered. In the southwest of the site, in the vicinity of the leat, during construction there are likely to be mid-distant views of tall cranes puncturing the skyline between gaps in the woodland vegetation, see viewpoint P04. At completion there would be mid-distant views of the Snow Centre above the wooded foreground with views likely to remain similar at year 15.
- 1.3.9 As users of the PRoW move northwards, views of the construction activities would increase and be unavoidable, and the view at viewpoint P02 would no longer be possible due to the PRoW being diverted. Users of the PRoW around the perimeter of the main area of the

proposed development, including around the car park and Snow Centre would have near views of the construction activities, the completed development with similar views at year 15.

- 1.3.10 The construction activities would be viewed over the short-term but would lead to long-term change. Changes to the view from completion would be permanent.
- 1.3.11 Within the southeast of the site, the scale of visual change during construction would be medium, reducing to small at completion and at year 15. During all stages, the changes to the view would be viewed over a small geographical area and over a small proportion of the angle of view. However, from some locations where existing and retained vegetation provide screening, views would remain unaltered.
- 1.3.12 To the north, in the central and northern parts of the site, the scale of the visual changes to the near views would be large at construction, completion, and at year 15. The changes during all stages would be viewed over a large proportion of the angle of view from medium geographical area.
- 1.3.13 The magnitude of change is summarised in Table 12.6.1 below:

Table 12.6.1 Viewpoint and magnitude of change summary

Reference viewpoints	Magnitude of change:
Within the southeast of the site: P05 – PRoW in the central east of the site P06 – PRoW in the southeast corner of the site	During Construction: small Completion: small At 15 years: small
Within the vicinity of the leat: P04 – PRoW to the south of the leat	During Construction: Medium Completion: Medium-great At 15 years: Medium-great
Within the central and northern areas of the site: P01 – PRoW in the north of the site P02 (view would not be possible as PRoW would be diverted) – PRoW on the A470 Tip P03 – PRoW by the west of the site	During Construction: Great Completion: Great At 15 years: Great

Visual effects on users of the PRoW within the site

- 1.3.14 As the visual assessments carried out in the LVIA, final conclusions about the degree of visual effects, whether adverse or beneficial, relate the separate judgements about sensitivity of the receptors and magnitude of the changes, as illustrated in the indicative criteria shown in **Appendix 2, Table A12.2-11**. Users of PRoW within the site are grouped based on the nature of the view available.

1.3.15 The sensitivity of the users of the PRoW within the site are assessed as **moderate-high**. Users of the PRoW would experience sequential views of the proposed development as they pass through the site and the nearby landscape. In some locations such as in southeast and wooded area, there are likely to be few opportunities where the development proposals would be visible. However, in more open areas and locations close to the main area of the development proposals, there would be unavoidable, near and open views of the proposed development.

1.3.16 The summary of visual effects and significance is provided below in Table 12.6.2:

Table 12.6.2 Effects and significance on Visual Receptors

Visual receptors, sensitivity, and reference viewpoints	Effects during construction	Effects at completion	Effects after 15 years
Users of PRoW within the southeast of the site: moderate-high sensitivity P05 – PRoW in the central east of the site P06 – PRoW in the southeast corner of the site	Minor-moderate adverse Not Significant	Minor-moderate adverse Not Significant	Minor-moderate adverse Not Significant
Users of PRoW within the vicinity of the leat: moderate-high sensitivity P04 – PRoW to the south of the leat	Moderate adverse Not Significant	Major-moderate adverse Significant	Major-moderate adverse Significant
Users of PRoW within the central and northern areas of the site: moderate-high sensitivity P01 – PRoW in the north of the site P02 (view would not be possible as PRoW would be diverted) – PRoW on the A470 Tip P03 – PRoW by the west of the site	Major adverse Significant	Major adverse Significant	Major adverse Significant



1.3.17 Public Routes viewpoint photographs:

- **P01** – PRoW in the north of the site
- **P02** – PRoW on the A470 tip
- **P03** – PRoW by west of the site
- **P04** - PRoW to the south of the leat
- **P05** - PRoW in the central east area of the site
- **P06** - PRoW in the southeast corner of the site



Baseline Photograph

View flat at a comfortable arm's length

Viewpoint information:

OS reference:	E304648 N205138	Horizontal field of view:	90° (cylindrical projection)
Ground level:	189m AOD	Vertical field of view:	27°
Direction of view:	213°	Enlargement factor:	96%
Distance to site:	0km	Principal distance:	812.5mm
		Paper size:	840 x 297mm (extended A3)

Correct printed image size:	820 x 250mm
Camera:	EOS 5D Mk III
Lens:	50mm (Canon EF 50mm f/1.8)
Camera height:	1.5m AGL
Date and time:	22/04/2021 10:07

Project no. TC22027 February 2023

Viewpoint P01: PRoW in the north of the site, looking south

Rhydycar West,
Merthyr Tydfil

LA.12.11-1

Marvel
Limited

tir collective
LANDSCAPE ARCHITECTS



Baseline Photograph

View flat at a comfortable arm's length

Viewpoint information:			
OS reference:	E304626 N204928	Horizontal field of view:	90° (cylindrical projection)
Ground level:	208m AOD	Vertical field of view:	27°
Direction of view:	260°	Enlargement factor:	96%
Distance to site:	0km	Principal distance:	812.5mm
		Paper size:	840 x 297mm (extended A3)
		Correct printed image size:	820 x 250mm
		Camera:	EOS 5D Mk III
		Lens:	50mm (Canon EF 50mm f/1.8)
		Camera height:	1.5m AGL
		Date and time:	22/04/2021 12:52

Project no. TC22027 February 2023

Viewpoint P02: PRoW on the A470 tip, looking northwest

**Rhydyar West,
Merthyr Tydfil**

LA.12.11-2

**Marvel
Limited**

tir collective
LANDSCAPE ARCHITECTS



Baseline Photograph

View flat at a comfortable arm's length

Viewpoint information:

OS reference:	E304924 N204677	Horizontal field of view:	90° (cylindrical projection)	Correct printed image size:	820 x 250mm
Ground level:	240m AOD	Vertical field of view:	27°	Camera:	EOS 5D Mk III
Direction of view:	269°	Enlargement factor:	96%	Lens:	50mm (Canon EF 50mm f/1.8)
Distance to site:	77km	Principal distance:	812.5mm	Camera height:	1.5m AGL
		Paper size:	840 x 297mm (extended A3)	Date and time:	22/04/2021 12:33

Project no. TC22027 February 2023

Rhydycar West,
Merthyr Tydfil

LA.12.11-3

Marvel
Limited

tir collective
LANDSCAPE ARCHITECTS

Viewpoint P03: PRoW by the west
of the site, looking north



Site extents

Extent of Snow Centre, Water Park, Indoor Activity, and Hotel sites

Leat

Baseline Photograph

View flat at a comfortable arm's length

Viewpoint information:

OS reference:	E304522 N204495	Horizontal field of view:	90° (cylindrical projection)	Correct printed image size:	820 x 250mm
Ground level:	209m AOD	Vertical field of view:	27°	Camera:	EOS 5D Mk III
Direction of view:	274°	Enlargement factor:	96%	Lens:	50mm (Canon EF 50mm f/1.8)
Distance to site:	0km	Principal distance:	812.5mm	Camera height:	1.5m AGL
		Paper size:	840 x 297mm (extended A3)	Date and time:	22/04/2021 12:12

Project no. TC22027 February 2023

Viewpoint P04: PRoW to the south of the leat, in the southwest of the site, looking north

**Rhydycar West,
Merthyr Tydfil**

LA.12.11-4

**Marvel
Limited**

tir collective
LANDSCAPE ARCHITECTS



Baseline Photograph

View flat at a comfortable arm's length

Viewpoint information:

OS reference:	E304810 N204598	Horizontal field of view:	90° (cylindrical projection)	Correct printed image size:	820 x 250mm
Ground level:	193m AOD	Vertical field of view:	27°	Camera:	EOS 5D Mk III
Direction of view:	292°	Enlargement factor:	96%	Lens:	50mm (Canon EF 50mm f/1.8)
Distance to site:	0km	Principal distance:	812.5mm	Camera height:	1.5m AGL
		Paper size:	840 x 297mm (extended A3)	Date and time:	14/06/2022 14:10

Project no. TC22027 February 2023

Viewpoint P05: PRoW in the central east area of the site, looking south

Rhydyar West,
Merthyr Tydfil

LA.12.11-5

Marvel
Limited

tir collective
LANDSCAPE ARCHITECTS



Baseline Photograph

View flat at a comfortable arm's length

Viewpoint information:			
OS reference:	E304914 N204413	Horizontal field of view:	90° (cylindrical projection)
Ground level:	183m AOD	Vertical field of view:	27°
Direction of view:	58°	Enlargement factor:	96%
Distance to site:	0km	Principal distance:	812.5mm
		Paper size:	840 x 297mm (extended A3)
		Correct printed image size:	820 x 250mm
		Camera:	EOS 5D Mk III
		Lens:	50mm (Canon EF 50mm f/1.8)
		Camera height:	1.5m AGL
		Date and time:	22/04/2021 11:05

Project no. TC22027 February 2023

Viewpoint P06: PRoW in the southeast corner of the site, looking west

**Rhydycar West,
Merthyr Tydfil**

LA.12.11-6

**Marvel
Limited**

tir collective
LANDSCAPE ARCHITECTS