



Application for Planning Permission

Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number Suffix

Property Name

Gethin Woodland Centre

Address Line 1

A470 Pentrebach To Rhydycaer Northbound

Address Line 2

Abercanaid

Town/city

Merthyr Tydfil

Postcode

CF48 1YZ

Description of site location (must be completed if postcode is not known)

Easting (x)

304985

Northing (y)

203426

Description

Applicant Details

Reference:

Name/Company

Title

Mr

First name

Rowan

Surname

Sorrell

Company Name

BikePark Wales

Address

Address line 1

Gethin Woodland Centre A470 Pentrebach To Rhydyicar Northbound

Address line 2

Abercanaid

Address line 3

Merthyr Tydfil

Town/City

Merthyr Tydfil

Country

Postcode

CF48 1YZ

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

01685709450

Secondary number

Email address

rowan@bikeparkwales.com

Site Area

Reference:

What is the site area?

4.40

Scale

Hectares

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

Yes

No

Description of the Proposal

Description

Please describe the proposed development including any change of use

An expansion of the mountain bike trail network at BikePark Wales which is located at Gethin Woodland on the outskirts of Abercanaid.

The trail expansion application supports the buildings and infrastructure planning application P/19/0073 and the revision P/22/01292 which focused on improving the provision of facilities for guests including an increase in parking areas (an additional 150 spaces plus 46 overflow spaces) and providing accommodation on site with camping pods and a toilet/shower block.

The trail expansion will provide a further 33,407 metres of descending mountain bike trails and provide a suite of graded difficulty trails, to better meet the needs of the increasingly diverse customer base that visit the park, which now includes many more novices, beginner riders and families as well as the more experienced and expert riders that have always frequented the park.

Included in the application are trails that will provide crucial links between existing routes and improve the layout and user friendliness of the site, as well as new trail options that allow for a more progressive range of difficulty trails which also serves to improve safety on site by giving visitors plenty of choice within their ability range.

Also included in the application are 2,986 metres maintenance and emergency access tracks required to service the trail network expansion and 737 metres of uplift track extension to offer a better service to our customers with a drop off location at the start of a set of trails cutting out a pedal across the hill, and a shortcut to the uplift track route 500 metres shortening the overall distance and meaning less time for customers sat on an uplift bus and more time riding their bikes.

Has the work or change of use already started?

Yes

No

Existing Use

Please describe the current use of the site

The site is an established mountain bike park of 10 years with up to 100,000 mtb tourists visiting the park per annum. The buildings and facilities support the trail network on the hillside - the reason that people travel to visit the bike park.

Is the site currently vacant?

Yes

No

Does the proposal involve any of the following?

Reference:

Land which is known or suspected to be contaminated for all or part of the site

- Yes
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes
 No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

- Yes
 No

Materials

Does the proposed development require any materials to be used in the build?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material)

Type:

Other

Other (please specify):

Trail Surfacing

Existing materials and finishes:

imported 40mm gritstone scalplings (where surface is not natural sub soils)

Proposed materials and finishes:

imported 40mm gritstone scalplings (where surface is not natural sub soils)

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- Yes
 No

If Yes, please state references for the plans, drawings and/or design and access statement

Reference:

Design and Access Statement

- Design and Access Statement and Business Case for Trail Extension BPW 2023

Plans (drawing titles)

- Application Boundary
- Proposed Trails
- Existing Trails
- Proposed Trails (with existing)
- Proposed Access and Emergency
- Individual Trail Plans by title - Trail 1-27, Climb 1-9, Skills Area A+B, Link Trail 1-7
- Trail Feature Drawings TF01-TF21

Trail Design and Detail including Uplift Track Amendments

- BikePark Wales Trail Development Plan
- Bike Park Wales New Vehicle Access Track 2023 AMA
- Road Section B Specification

Ecology

- Provision of New Bike Trails at Bike Park Wales Site, Gethin forest. Report
- Provision of New Bike Trails at Bike Park Wales Site, Gethin forest. Appendix 1 Photographs

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

- Yes
 No

Are there any new public roads to be provided within the site?

- Yes
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
 No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Vehicle Parking

Is vehicle parking relevant to this proposal?

- Yes
 No

Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes

No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes

No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

Assessment of Flood Risk

Is the site within an area at risk of flooding?

Yes

No

[Refer to the Welsh Government's Development Advice Maps website.](#)

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes

No

Will the proposal increase the flood risk elsewhere?

Yes

No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' [Statutory SuDS Standards](#). SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

Reference:

a) Protected and priority species

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

c) Features of geological conservation importance

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Other

n/a Bike trails do not have any foul sewage. Toilets are provided in existing facility buildings

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes

No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

Yes

No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes

No

Employment

Will the proposed development require the employment of any staff?

Yes

No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

40

Part-time

46

Total full-time equivalent

55.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

6

Part-time

5

Total full-time equivalent

9.00

Reference:

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
 No

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:

D2 - Assembly and leisure

Unknown:

No

Monday to Friday:

Start Time:

08:00

End Time:

21:00

Saturday:

Start Time:

08:00

End Time:

21:00

Sunday / Bank Holiday:

Start Time:

08:00

End Time:

21:00

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
 No

Is the proposal for a waste management development?

- Yes
 No

Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

- Yes
 No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

Yes

No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

Yes

No

If Yes, please provide details

A PAC has been conducted ahead of submission with immediate neighbours notified of the application.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent

The applicant

Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

Yes

No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

Mr

First Name

David

Surname

Cross

Reference

Reference:

Date (must be pre-application submission)

29/03/2023

Details of the pre-application advice received

Meeting to discuss application submission and requirements.

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

- Yes
 No

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- Yes
 No

Certificate of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person Role

- The Applicant
 The Agent

Title

Mr

First Name

Rowan

Surname

Sorrell

Declaration Date

10/07/2023

Declaration made

Reference:

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- (A) None of the land to which the application relates is, or is part of an agricultural holding
- (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- The Applicant
- The Agent

Title

Mr

First Name

rowan

Surname

sorrell

Declaration Date

10/07/2023

Declaration made

Reference: