

CADNANT

P L A N N I N G

**RHIGOS MOUNTAIN AND TOWER COLLIERY,
RHIGOS
PRE-APPLICATION CONSULTATION REPORT
ZIP WORLD LTD
08 November 2019
2018.067**

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Pre-Application Consultation Report



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1. Introduction

- 1.1 This Pre-Application Consultation (PAC) Report accompanies an application by Zip World Ltd, for full planning permission for the erection of three zip wire courses (4 zip lines), laying of hard standing, creation of internal access roads and pedestrian routes, temporary siting of cabins and use of land for car parking on land at Rhigos Mountain and the former Tower Colliery.
- 1.2 Following the enactment of the Planning (Wales) Act 2015 (the Act) the requirement for pre-application consultation on major development schemes was implemented. This includes the provision of proposals with a site area of 1ha or more. The proposed development exceeds the 1ha site area threshold and therefore triggers the requirement for PAC.
- 1.3 This PAC Report has been prepared by Cadnant Planning on behalf of Zip World Ltd (the applicant) and sets out how the applicant has complied with their duty to carry out pre-application consultation on the proposed scheme on land at Rhigos Mountain and the former Tower Colliery site.
- 1.4 Pre-Application Consultation (PAC 1) was undertaken in February 2019. Following a refinement of the proposed route of the zip wires, the route of Zip C has been amended. Zip C would begin from the same location, however, the landing area and the end of the zip line development is now proposed on land at Tower Colliery, immediately to the west of the head frame. A second Pre-Application Consultation (PAC 2) was undertaken in October/November 2019 to consult upon the proposed change to the route of Zip C.
- 1.5 The requirement to carry out pre-application consultation falls under Section 17 of the Act and the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) as amended by the 2016 Order. Guidance on carrying out the pre-application consultation requirements within the Act has been provided by the Welsh Government set out in Article 1 of the Town and Country Planning DMPWO (Amendment) 2016 'Guidance on Pre-application Consultation'.
- 1.6 These documents have shaped the consultation approach to ensure that all elements of the legalisation and guidance have been met when carrying out pre-application consultation.

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- 1.7 This PAC Report sets out how the consultation activities carried out comply with the requirements of the Act. As well as a summary of the consultation responses received, what category of consultee there were received from and how the responses received have been taken into account to shape the final scheme submitted.
- 1.8 The detail in this PAC Report shows that consultation carried out with the local community and stakeholders has been timely, meaningful, effective and compliant with the requirements.

2. Consultation requirements and approach

Compliance with consultation requirements

2.1 The requirement to carry out pre-application consultation falls under Section 17 of the Act. To demonstrate how the consultation activities carried out by the applicant complies with the legalisation and guidance a series of tables are provided at Appendix A. These tables set out in detail how the applicant has complied with each of the following:

- The statutory requirements of Section 17 of the Act 'Requirement to carry out pre-application consultation' where 'the applicant must carry out consultation on the proposed application in accordance with subsections (3) and (4)';
- The Town and Country Planning DMPWO (Amendment) 2016 Part 1A 'Requirement to carry out pre-application consultation 2B';
- The Guidance set out in Article 1 of the Town and Country Planning DMPWO (Amendment) 2016 'Guidance on Pre-application Consultation'.

Statutory consultation activities

2.2 Statutory consultation under the relevant requirements and guidance took place in February/March 2019 (PAC 1) and October/November (PAC 2). A summary of the activities that took place are set out below.

Sharing of information in the press

2.3 The proposals for Zip World's development at Rhigos Mountain and the former Tower Colliery site has been widely covered within local and national press. Examples of news stories are provided below on the following links:

Zip World's website

- <https://www.zipworld.co.uk/press/zip-world-reveals-ambition-for-first-south-wales-adventure> [08 February 2019]
- <https://www.zipworld.co.uk/press/consultation-open-for-zip-worlds-first-south-wales-adventure> [15 February 2019]

National press

- <https://www.walesonline.co.uk/business/business-news/zip-world-plans-site-south-15640539> [Wales Online, 7 January 2019]

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- <https://www.walesonline.co.uk/business/business-news/zip-world-submit-plans-adventure-15803145> [Wales Online, 10 February 2019]
- <https://www.dailypost.co.uk/business/business-news/what-zip-world-planned-first-15803609> [Daily Post, 10 February 2019]
- <https://www.walesonline.co.uk/business/business-news/zip-world-rhigos-south-wales-15843910> [Wales Online, 17 February 2019]

Display of site notices

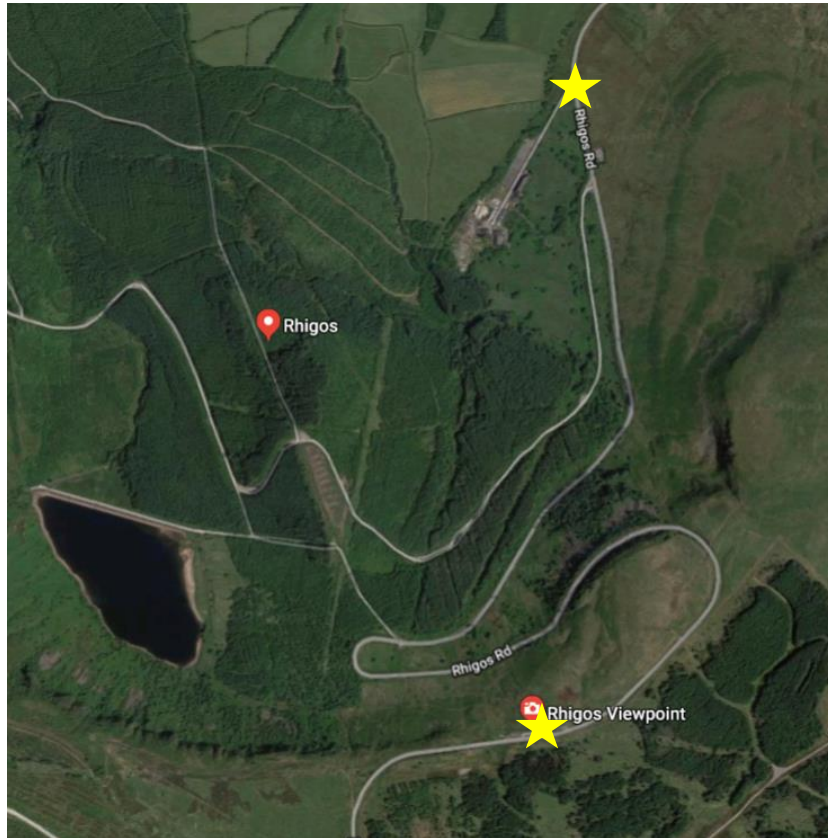
- 2.4 The Applicant is required to place site notices (in Welsh and English) in at least one place on or near the land to which the proposed application relates for public viewing for a minimum of 28 days.
- 2.5 English and Welsh site notice were created in line with 'Schedule 1B: Publicity and Consultation before Applying for Planning Permission Notice under Articles 2C and 2D' - Town and Country Planning DMPWO'. A copy of the notice is provided at Appendix B.

PAC 1

- 2.6 The notices were displayed from 15 February to 17 March 2019, providing a 30 day viewing period for the notices, which exceeds the 28-day minimum period.
- 2.7 The notices were placed at two locations near the site. The location of the displayed site notices is illustrated in Figure 2.1 below.

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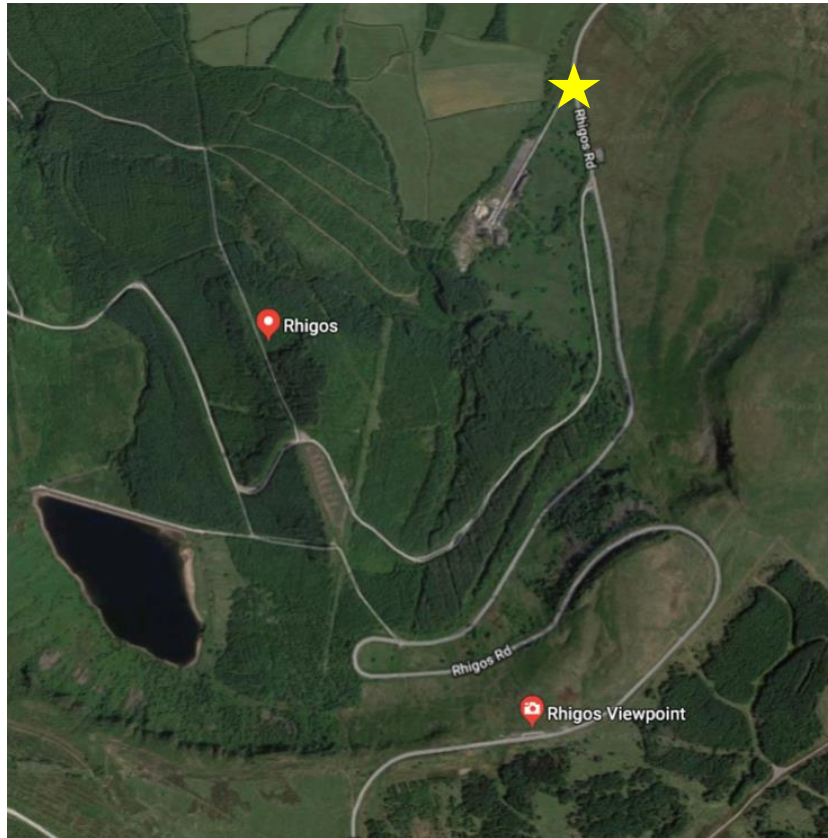
Figure 2.1 Location of site notices in the vicinity of the site (PAC 1)



PAC 2

- 2.8 The notices were displayed from 09 October to 06 November 2019, providing a 28 day viewing period for the notices, which complies with the 28-day minimum period.
- 2.9 The notices were placed at one location near the site. The location of the displayed site notices is illustrated in Figure 2.2 below.

Figure 2.2 Location of site notices in the vicinity of the site (PAC 2)



Notification to neighbouring owners or occupiers

- 2.10 The applicant must notify any owner or occupier of land adjoining the application site via a letter (in Welsh and English). A total of 12 owners/occupiers were notified as part of PAC 1 and 13 in relation to PAC 2 and these are identified in Appendix C.
- 2.11 Copies of the notice (see Appendix B) together with a cover letter (in Welsh and English) explaining why the owners/occupiers had received the notice was sent. A copy of these cover letters are provided at Appendix D.

Consult with 'community' consultees

- 2.12 The applicant must notify all 'community' consultees of the consultation via a letter.
- 2.13 Community consultees comprise of each community council in whose area the proposed development would be situated; and/or each councillor (local member) representing an electoral ward in which the proposed development would be situated.

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- 2.14 The application site falls within the Rhigos Community Council area. With regards to the relevant councillor (local member) representing an electoral ward in which the proposed development would be situated, the application site falls within the Rhigos ward. This ward is represented by Cllr Graham Thomas.

PAC 1

- 2.15 Following discussion with Cllr Graham Thomas, details of the proposal and comments were also invited by Hirwaun and Penderyn Community Council, which are a neighbouring community council.

PAC 2

- 2.16 Both Rhigos Community Council and Hirwaun and Penderyn Community Council, which are a neighbouring community council were consulted as part of PAC 2.
- 2.17 The Community Councils and Councillor named above are considered as 'community' consultees and were therefore provided a copy of a notice (see Appendix B), together with a cover email (in Welsh and English) explaining why they had received the notice. This notice and cover email were distributed on 15 February 2019 and 09 October electronically via email. A copy of the cover email is included in Appendix E.

Consult with 'specialist' consultees

- 2.18 The applicant must consult with 'specialist consultees' who comprise the list of consultees in Schedule 4 to the Town and Country Planning DMPWO as amended by the 2016 Order.
- 2.19 The relevant specialist consultees are decided through development description tests, the table at Appendix F sets out which consultees were considered as relevant. The specialist consultees consulted with as part of this pre-application consultation included:
- Brecon Beacons National Park Authority;
 - Neath Port Talbot Council;
 - Rhondda Cynon Taf (RCT) County Borough Council Highways Authority;
 - The Coal Authority;
 - Cadw;
 - Natural Resources Wales;
 - South Wales Trunk Roads Authority; and

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- Glamorgan-Gwent Archaeological Trust.
- 2.20 Whilst not being statutory consultees, consultation was also undertaken with RCT Ecologist, Landscape Officer and Public Rights of Way officer.
- 2.21 The specialist consultees were served with a notice under Schedule 1C (Article 2D - Consultation Before Applying for Planning Permission - DMPWO 2012, along with a cover email explaining why they had received the notice.
- 2.22 A copy of the notice under Schedule 1C and the cover email is provided at Appendix G. Both were provided in Welsh and English, and were distributed to consultees on 15 February 2019 and 09 October 2019 electronically via an email.

Provide a postal address and email address

- 2.23 The applicant must provide a postal and email address for the submission of any comments by consultees. During the consultation period consultees were able to submit their comments using the following methods:
- A postal address at:
Cadnant Planning, 1 and 20 Connaught House, Riverside Business Park, Benarth Road, Conwy, LL32 8UB;
 - Email address:
PAC@cadnantplanning.co.uk
- 2.24 These details were provided to all consultees through the site notices and were displayed on the consultation website.

Provide a copy of the draft planning application

- 2.25 The applicant must provide a copy of the draft planning application documents and any relevant supporting information for public viewing. As part of PAC 1 the following draft application documents were provided:
- Application form;
 - Design, Access and Planning Statement;
 - 4891-01F Site plan – aerial;
 - 4891-02D Zip Elevations;
 - 4891-03P Zip A Top;
 - 4891-04P Zip B Top;
 - 4891-05AP Zip C top;

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- 4891-06AP Zip C bottom;
- 4891-07P Reception Area;
- 4891-08P Stopping Structures VZAP;
- 4891-09P Despatch platform Zip A;
- 4891-10P Zipwire landing strip elevations;
- 4891-11P Front gantry elevations Zip A and B;
- 4891-12P Front gantry elevations Zip C;
- 4891-13P Despatch platform Zip B and C;
- A-01-05 Visibility junction;
- A-02 Land use plan;
- A-03 Location Plan;
- A-04 Car Park plan;
- A-05 Portacabin;
- Habitat Survey;
- Heritage Impact Assessment; and
- Landscape Statement.

2.26 As part of PAC 2 the following draft application documents were provided:

- Application form;
- Design, Access and Planning Statement;
- 4891-01H Site plan – aerial;
- 4891-02D Zip Elevations;
- 4891-03P Zip A Top;
- 4891-04P Zip B Top;
- 4891-05AP Zip C top;
- 4891-06AP Zip C bottom;
- 4891-07P Reception Area;
- 4891-08P Stopping Structures VZAP;
- 4891-09P Despatch platform Zip A;
- 4891-10P Zipwire landing strip elevations;
- 4891-11P Front gantry elevations Zip A and B;
- 4891-12P Front gantry elevations Zip C;
- 4891-13P Despatch platform Zip B;
- 5038-01P Despatch platform Zip C;
- A2.02 Land use plan;
- A2.03 Location Plan;

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- A2.04 Car Park plan;
 - A-05 Portacabin;
 - Habitat Survey;
 - Heritage Impact Assessment;
 - Transport Statement;
 - Landscape Statement;
 - Coal Mining Risk Assessment;
 - Tree felling plan; and
 - Historic Environment Desk-Based Assessment.
- 2.27 Peregrine Observation Survey and Badger Sett Observation Survey were confidential documents and were therefore only shared with the Council's Ecologist and NRW on 05 November. In light of this, comments received from NRW during PAC 2 do not refer to these confidential surveys.

List of documents

- 2.28 The guidance encourages applicants to make this information available for viewing online. PAC 1 documents were made available for viewing and downloading from the website <http://cadnantplanning.co.uk/consultations/?s=zip-wire-development-and-associated-development-at-rhigos-mountain-and-tower-colliery> (English version) and <http://cadnantplanning.co.uk/ymgyngghoriadau/?s=zip-wire-development-and-associated-development-at-rhigos-mountain-and-tower-colliery> (Welsh version).
- 2.29 PAC 2 documents were made available for viewing and downloading from the website <https://www.cadnantplanning.co.uk/rhigos-mountain-and-tower-colliery> (English version) and <https://www.cadnantplanning.co.uk/rhigos-mountain-and-tower-colliery?lang=cy> (Welsh version).
- 2.30 A screenshot of the websites are provided in Appendix H.
- 2.31 Those without internet access were directed to use computer facilities at Hirwaun Library, High Street, Hirwaun, CF44 9SW. The library address and opening times were displayed on the site notice provided to all consultees.

Public consultation event

- 2.32 A public consultation event was held on 6 March 2019 between 12:00 and 19:00 at Ramoth Chapel, Hirwaun, Aberdare, CF44 9SS where a copy of the draft plans and

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proposals were available. This formed part of PAC 1. The Zip World Team and Cadnant Planning were available to answer any questions members of the public may have and to discuss the proposal.

- 2.33 During the day, 39 feedback forms were received from members of the public and a summary of these comments are provided in Table 3.1 of this report.

3. Consultation responses

- 3.1 This section sets out the comments received from community and specialist consultees during the pre-application consultation and how the applicant has considered the responses received. and offer an explanation of the action which has been taken, if required, in order to address the comments. Full consultation responses can be found in Appendix I.

Specialist consultees

- 3.2 Responses received from those considered as specialist consultees is summarised below. A copy of responses in full is provided in Appendix I. The applicant's response to the comments received is also detailed below.

Brecon Beacons National Park Authority

PAC 1

- The proposal lies within the setting of the Brecon Beacons National Park (BBNP) and would be visible in views towards the National Park and to a lesser extent in views from the National Park.
- The BBNP Authority would concur with the comments raised by NRW concerning the likely landscape and visual impact of the proposed development upon the special qualities of the National Park.
- It is considered that the proposal would have some adverse impact on views towards the National Park. However, it is recognised that the proposed development is limited in terms of its scale and impacts. The new buildings would be agricultural type buildings and constructed of timber and profiled steel cladding and the galvanised steel frames of the platforms and gantries would tend to make these elements merge into the existing landscape. Matt dark colours should be used to minimise reflections.
- The additional paths and tracks should be constructed of local sandstone, as proposed, in order to minimise the visual impact. Compensatory planting/areas of natural regeneration should be provided to mitigate the loss of trees at the bottom of Zip Line B and the top and bottom of Zip Line C.
- In order to reduce the impacts of views towards and from the National Park the proposed development should ensure that the landscape mitigation and

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enhancement proposals are included with the application, to enhance the site and its wider context including views towards and from the National Park.

- From a tourism perspective BBNP welcome this development as another attraction based on the outdoors in the area. It would be helpful to discuss how the Brecon Beacons destination can work with Zip World to benefit both.
- BBNP would welcome working with the developers to provide information and interpretation within the complex to their guests – they would have some of the best views over the National Park anywhere in South Wales and they would be well placed to give their guests some of that story as well as links to other outdoor locations and businesses.
- The plans are relatively modest in terms of car parking and facilities. However, should the developer find that those facilities are outstripped by demand and expansion becomes desirable, BBNP would welcome more detailed discussion before plans are developed? We have concerns that the nearby Waterfall Country may become increasingly pressurised by guests being attracted to this general area when it is already at and indeed beyond capacity. We would welcome discussion with the applicants about how messages to guests could be aligned.
- Transport to a facility of this nature remains an issue and we would like to see more emphasis on public transport access as this becomes more available, especially in terms of the proposed Metro expansion to the west of Aberdare.
- The proposed portacabins and site boundary fencing should be provided as short-term temporary developments. Use of the former Tower Colliery buildings should be proposed for future long term uses of the Zip World Scheme, in order to secure long term use of these important historic assets and assist in the long-term restoration and regeneration of the Tower Colliery site.
- BBNP conclude that there is no objection in principle to the proposed development, however the comments provided above should be taken into account.

PAC 2

- 3.3 In view of the conclusions raised in the Heritage Impact Statement and LVIA documents shared as part of PAC 2, the BBNP raise no objection to the revised route of Zip C.

Applicant's response

- 3.4 The applicant notes the comments raised by Brecon Beacons National Park Authority and responds as follows:

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- The proposed details of the materials to be use for the paths and tracks is to be discussed and agreed with the LPA.
- Discussions have been undertaken with RCT's Landscape Officer in order to discuss potential landscape mitigation and enhancement. These discussions confirm that although there will be loss of forest trees (conifers) along the route of the zip wires, their landscape and ecological value are low. RCT's Landscape Officer considers that the most beneficial action would be to encourage the re-establishment of scree habitat within the Craig y Llyn section. This could be agreed as part of a legal agreement.
- As discussed with RCT's Landscape Officer, the opportunities to screen the development using planting are very limited. The site is generally north facing, the soils consist of glacial till and therefore are not considered to be appropriate for growing medium sized trees.
- The applicants are open to working with BBNP to provide information and interpretation of the surrounding landscape including the viewpoints looking towards BBNP.
- At present, the proposed car parking is expected to be sufficient based on predicted vehicle movements to the site. The applicant is open to having further discussions with BBNP regarding the sharing of messaging to visitors.
- Whilst the application site lies in open countryside outside any development boundaries, there are several bus stops and public transport links in the nearby villages of Hirwaun and Rhigos and along Rhigos Road. There provide sustainable links to nearby settlements. The use of public transport by visitors travelling to site will be encouraged by Zip World when bookings are undertaken.
- The proposed fencing and use of portakabins to accommodate basic facilities is considered to be a short term proposal by Zip World in order to allow the proposed development to establish. Consideration will be given at a later date to the re-used of Tower Colliery buildings however this is beyond the scope of this planning application.
- BBNP raise no objection as part of PAC 2.

Neath Port Talbot Council

PAC 1

- No objection to the proposed development.

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- NPTC Biodiversity Officer recommends that Sections 6 and 7 of the Habitat Survey should be embedded into any future planning application and that ground works should avoid areas of deep peat, in the interest of biodiversity.

PAC 2

- Draw attention to previous comments made during PAC 1.

Applicant's response

3.5 The applicant notes the comments raised by Neath Port Talbot Council and responds as follows:

- There is no objection in principle by NPTC as a neighbouring LPA.
- The recommendations in the Habitat Survey form part of this planning application.

Rhondda Cynon Taf County Borough Council Highways Authority

PAC 1

- There is a lack of information with regards the following for a full highway safety assessment to be undertaken:
 - Amount, Type of vehicle proposed using the facilities on a daily basis;
 - Car parking requirement to include staff and visitors;
 - Swept Path Analysis of the largest anticipated vehicle accessing/egressing the site onto the A4061 from the Tower Access Point.
- The visibility splays from both access points onto the A4061 are sub-standard for a 60Mph speed limit in accordance with TAN 18 2.4m x 215m and on this basis highway objection would be raised without mitigation measures to reduce the speed limit and provide advance warning signage of slow moving vehicles turning.

PAC 2

- Taking the submitted Transport Technical Note into consideration, no highway objection would be raised subject to reduction of speed limit to 40Mph along A4061 with satisfactory off-street car parking and circulation provided.

Applicant's response

3.6 The applicant notes the comments raised by RCT County Borough Council Highways Authority and responds as follows:

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- Follow up discussion have been had with RCT Highways Authority following receipt of consultation comments received as part of PAC 1.
- As a result of those discussions, amendments have been made to the proposals which are presented in the Design, Access and Planning Statement and the Highway Technical Note and no objections are raised by the Local Highway Authority.

CADW

PAC 1

- concerned that the Heritage Impact Assessment has not considered the impact of the development on the setting of the scheduled monument known as Ffos Toncenglau Cross Ridge Dyke (GM118) and therefore strongly recommend that this assessment should be undertaken.
- note that the access track to the Pen y Cymoedd Wind Farm will be used for access to one of the zip wires. This track cuts through Ffos Toncenglau Cross Ridge Dyke and while the track itself is not scheduled, any proposals to widen the track would need to be justified by the applicant when submitting the planning application. Similarly, any such works would also require scheduled monument consent.
- CADW have not considered the issues concerning the likely impact of the development on listed buildings or conservation areas as these are matters that are outside of our remit as a statutory consultee and should instead be addressed by the local planning authority.

PAC 2

- no objections to the impact of the proposed development on the scheduled monuments.

Applicant's response

- The HIA subject to consultation as part of PAC 2 and as part of this planning application has been amended to consider impact of the development on the setting of the Ffos Toncenglau Cross Ridge Dyke (GM118). A Historic Environment Desk-Based Assessment has also been undertaken and formed part of PAC 2 and this planning application.

The Coal Authority

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- the site falls within the defined Development High Risk Area. Within the operational and access areas (identified within Figure 2.1 of the Design, Access and Planning Statement, The Coal Authority's records indicate that the site has been subject to both recorded and historic unrecorded underground coal mining at shallow depth.
- any planning application for development of this site therefore needs to be accompanied by a Coal Mining Risk Assessment Report.

Applicant's response

3.7 The applicant notes the comments raised by The Coal Authority and responds as follows:

- As a result of comments received from the Coal Authority in response to PAC 1, a CMRA report has been prepared by Rhondda Geotechnical Services and is submitted as part of this application and was consulted upon as part of PAC 2.
- The CMRA report presents abundant evidence from comprehensive research that there is no risk to ground stability posed by coal mining legacy issues at any of the sites where the structural components of the ride are to be sited. In particular, the risk of shallow unrecorded workings under the proposed structures has been thoroughly examined and discounted.
- During PAC 2, the Coal Authority confirmed that they had no objection.

Natural Resources Wales

PAC 1

Protected species

- NRW are in agreement with the recommendations of the above habitat survey, i.e. that further investigation into breeding birds using the crags and adjacent heath near Llyn Fawr is required; particularly to clarify Peregrine nest locations, so mitigation can be developed if appropriate.
- note the recommendations of the habitat survey that further bat surveys should be
- carried out if any buildings or large trees are likely to be affected. NRW recommend that the advice of the LPA ecologist is sought to determine if there is a reasonable likelihood of bats, a European Protected Species, being present within the application site. If so, in accordance with TAN5 (paragraph 6.2.2) a bat survey may be required.

Landscape

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- No objection on basis of landscape grounds.
- NRW believe that the proposal would have some adverse impact on views towards the National Park and on the local landscape. NRW therefore recommend that a scheme of landscape mitigation and enhancement should be included with any formal planning application, in line with Policy AW6 of the Rhondda Cynon Taf Local Plan.
- suggest further proposals should be included to mitigate the impacts of the development and enhance the landscape, including the views towards and from the National Park. Policy AW6 requires that development should reinforce attractive qualities and local distinctiveness. It requires that landscaping and planting are integral to the scheme and enhance the site and wider context, and that the design protects and enhances the landscape and biodiversity. The Design, Access & Planning Statement conclusion 6.40 states that the scheme provides the potential in the long term to assist in the restoration and regeneration of the site. NRW agree with this statement and suggest that landscape mitigation and enhancement proposals are included with any formal application to realise this aspiration. Such proposals should include (but not necessarily be limited to) consideration of the following:
 - suggest that a dark, matt finish is used on the steel roofs to minimise reflections.
 - agree with the comment in the habitats survey (dated November 2018) that the paths and tracks should be constructed of local sandstone and with minimal construction to minimise the visual impact.
 - Tree loss is proposed at the bottom of Zip Line B and the top and bottom of Zip Line C; compensatory planting/ areas of natural regeneration (fenced to protect from stock) should be provided, to mitigate for the impacts of these losses.

Designated Sites SSSI

- in agreement with the recommendations in the habitat survey. In addition, during the construction stage of the development, silt mitigation measures should be put in place following guidance from 'Guidance for Pollution Prevention 5: Works and maintenance in or near water: GPP 5', to avoid creating run-off that could affect the designated features and have negative impacts on the species. These measures should also protect the Dŵr Cymru Welsh Water owned Llyn Fawr reservoir from the impacts of sedimented water run-off from the construction areas.

Foul drainage

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- No objection in principle to use of package treatment plan for disposal of foul drainage but there may be a need to apply for a permit.

PAC 2

Protected species

- Note and welcome that survey has been undertaken to establish the presence of breeding peregrine falcon.
- Review of the Peregrine Observation Surveys will be undertaken separately.
- Bats – as per original comments.
- Surface water runoff from the site including up-lift road, stanchions, car park area and tree felling plan has potential to impact on the SSSI during construction works and during operation. As such details need to be provided as to how surface water runoff will be managed and treated, such as silt mitigation measures. This information may be provided in a Construction Environment Management Plan (CEMP) for the construction and operation stages of the development, to be submitted for approval prior to the commencement of the development. NRW are satisfied that submission of a CEMP can be conditioned.

Landscape

- No objection.
- The re-location of Zip C is unlikely to alter the findings with regard to landscape and visual impact. NRW welcome the proposal to use 'stealth trolleys' (as at Penrhyn Quarry) for the zip wire as they are stated to be significantly quieter than standard aluminium trolleys.
- The Tree Removal Plan indicates areas to be removed, but provides little detail and no information on replacement planting or enhancements.
- Recommend that advice set out in 6.2 of LVIA is followed as part of a scheme of landscape mitigation and enhancement for the site.
- proposals to avoid lighting and minimise noise would be welcomed.

Foul drainage

- As per comments made at PAC 1.

Applicant's response

- 3.8 The applicant notes the comments raised by Natural Resources Wales and responds as follows:

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- Recommendations set out in the Habitat Survey and LVIA can be conditioned. Peregrine Observation Survey and Badger Sett Observation Surveys have been undertaken and shared with NRW separately following commencement of PAC 2. Comments made by NRW in relation to those surveys will be received as part of the planning application process.
- NRW do not object on landscape grounds but have made suggestions, which need to be read alongside comments made by the Council's Landscape Officer. Discussion between the applicant and the Council's Landscape Officer conclude that although forest trees will be lost as part of the proposal, their landscape value is low.
- The Council's Landscape Officer considers that the most beneficial action would be to encourage the re-establishment of scree habitat within the Craig y Llyn section. The other areas of cleared vegetation should be managed as "rides" kept free of tree growth. The removal of establishing tree growth will need to be repeated at regular intervals to stop further reestablishment and this should be managed via a s106. The applicant is willing to agree to this and discussions between the applicant, NRW and the Council's Ecologist in relation to these off-site enhancements are on-going.
- NRW have suggested that dark, matt finishes are used on the steel roofs and this suggestion has been incorporated into the proposed plans.
- Applicants are currently preparing a CEMP to be submitted and agreed in writing with the Council prior to the commencement of development.

South Wales Trunk Roads Authority

- 3.9 At the time of writing the PAC Report, no response had been received from South Wales Trunk Roads Authority.

Glamorgan Gwent Archaeological Trust

- there are many archaeological and historic environment features in the area of the proposal, from a variety of different periods. The impact of the proposal on these, and on the adjoining Rhondda Registered Landscape of Special Historic Interest, needs to be addressed in the first instance by means of a desk-based assessment (which despite the name does include a site visit).
- As well as a site visit, this will undertake the appropriate searches of the HER, CRAPW, NMR, and other sources listed on our website, and after collation make the assessment of the impact.

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- The assessment is the first stage in mitigation and may lead to further archaeological or historic environment mitigation.
- Initially, a written scheme of investigation should be produced and approved by GGAT prior to the assessment commencing, in order to ensure that both the undertaker and the methodology are appropriate.
- As the archaeological advisors to the planning authorities in SE Wales GGAT would expect the assessment to have been completed prior to the submission of any planning application so that we are in a position to make an informed recommendation regarding the historic environment.

PAC 2

- Note that the Historic Environment Desk-Based Assessment in its current format does not comply with the Written Scheme of Investigation and consequently, is not of an acceptable standard.
- Reference is made specifically to Table 3 of the DBA which needs amending in order to comply with section 7 of the Written Scheme of Investigation.

Applicant's response

3.10 The applicant notes the comments raised by Glamorgan Gwent Archaeological Trust and responds as follows:

- A Specification for a Historic Environment Desk-Based Assessment including walkover survey has been completed by Trysor and agreed with GGAT prior to the completion of the Historic Environment Desk-Based Assessment.
- The Historic Environment Desk-Based Assessment was consulted upon as part of PAC 2 and comments made by GGAT have been incorporated into the Historic Environment Desk-Based Assessment.

RCT Ecologist

PAC 1

- Suggest that recommendations in relation to interpretation could be extended a little to emphasise the potential for Zip World to more fully promote and extol the ecological/geomorphological/geological importance of the landscape over which the wire will send people. That would form part of the mitigation, in that it will raise awareness of these natural wonders, but it is also part of the overall visitor

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experience/tourism offer. So, the officer would like to see that interpretation really emphasised as an important mitigation measure.

- recommend that meetings are held with RCT and NRW to discuss the potential package for compensatory mitigation within the SSSI to remove conifers and to deliver a suitably long-term (S106) SSSI management provision as part of the Zip World mitigation/visitor experience. With effective mitigation, the proposal may even provide net benefits to the management of the SSSI features.
- where the Zipwire lands in the marshy grassland of SINC 10, would hope that it could be possible to get the loss of habitat in that area, and the setting of the arrival point, mitigated through long term (s106) conservation grazing of that area of marshy grassland in Towers ownership.
- Area of rank Molinia grassland needs a water vole survey.
- If buildings at Tower Colliery are to be used, there may be a need for a bat survey.
- Requirement for a breeding bird survey

PAC 2

- Recommend that recommendation made in the Badger Observation Survey are taken forward.
- Recommend that mitigation measure made in the Peregrine Observation Survey are taken forward.
- Suggest that the peregrine use (and raven and perhaps kestrel) of the crags as breeding and hunting habitat is monitored for perhaps a 5 year period after the start of the operation of the zipwire to allow assessment of how the peregrines (and other species) react to zip wire operation, and to identify if any additional mitigation is needed in the future to remediate any issues that might arise. Such mitigation should be controlled by a planning condition.
- Measures previously recommended in the Habitat Survey Reports for improved management of the SSSI crags and other land within the route corridor (including marshy grassland and conifer plantation areas), together with biodiversity/landscape/geological interpretation for visitors would potentially form part of biodiversity enhancement proposals. Given the presence of the SSSI, it is suggested that when it is appropriate issues of biodiversity mitigation and enhancement could benefit from further discussion.

Applicant's response

3.11 The applicant notes the comments raised by RCT's Ecologist and responds as follows:

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- The applicant is willing to incorporate mitigation measures which would enhance the public's understanding and interpretation of the ecological/geomorphological/geological importance of the landscape.
- Discussions with NRW and RCT's Ecologist in relation to compensatory mitigation within the SSSI to remove conifers and to deliver a suitably long-term SSSI management provision is on-going and it is expected that this would be delivered via a section 106 agreement.
- The proposal for zip C no longer lands in marshy grassland.
- Water vole survey has been undertaken and forms part of the planning application.
- Potential for bat survey has been covered within the Ecological Assessment.
- Bird surveys have been undertaken and details have been submitted as part of this planning application. Some details are confidential.
- The applicant is willing to accept a condition in relation to mitigation measures and recommendations set out in the Ecological Reports submitted as part of this planning application.

RCT Landscape Officer

PAC 1

Comments made in relation to the viewpoints assessed in the Landscape and Visual Impact Assessment (LVIA).

- Of particular interest is the visual impact of the despatch building for Zip wires A and B. The choice of materials for the despatch structure are generally acceptable but will it dominate and distract from the Craig y Llyn RIG/SSSI?
- As well as the views of the despatch structure it would be good to explore the impact on the A4061. The A4061 highway is an important gateway road between the upper Cynon Valley and Rhondda Fawr Valley. It also provides a unique experience for people of this dramatic unique area of South Wales landscape. As well as being a transport route it is also a popular recreational hill climb route for road cyclists.
- The lay by in the southern section of the study area is a well-used stopping point by both locals and visitors. The area gives the opportunity to stop and see the views over to the Brecon Beacons National Park. As is also stated the Craig y Llyn is itself a Regionally Important Geological Site (RIGS) and Site of Special Scientific Interest (SSSI).
- One area that does not appear to have been considered is the visibility of the zip wires from the A4061 Rhigos Road.

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- Will the fast movement and very sudden movement of people along the zip wires be a distraction to road users? If this is a risk should there be measures put in place to negate it and what? Are there opportunities to create stopping point/s along the road for people to watch safely? These questions are possibly outside the realm of the applicant but may be something for Highways to assess, the road is busy and it is important to ensure that safety is not compromised.

Landscape mitigation

- Although there will be loss of forest trees along the zip wire runs their landscape as well and ecological value are low. It is considered that the most beneficial action would be to encourage the re-establishment of scree habitat within the Craig y Llyn section. The other areas of cleared vegetation should be managed as “rides” kept free of tree growth. The removal of establishing tree growth will need to be repeated at regular intervals to stop further reestablishment. This needs to be agreed under a S106 agreement a planning condition will have limited value.
- The proposed development provides the opportunity to positively promote the value of the areas historic, cultural, landscape and wildlife values. There is potential to provide information at the top launch site and within the Tower Colliery complex to support this such as information displays and audio-visual features as well as implement measures to enhance these values.
- It is also hoped that development will eventually incorporate the Tower Colliery buildings making it a visitor attraction and provide more permanent housing for the zip wire operations and hopefully other visitor attractions.

Response to NRW comments

- In response to NRW response to PAC 1, it is believed that the opportunities to screen off the development using planting are very limited. The site is generally north facing, the soils consist glacial till and therefore are not ideal growing medium for trees. There is also areas of peat which should be reinstated but assistance from NRW forestry arm will be required. Apart from the conifers contained within the more sheltered middle section tree growth and therefore natural screen is not practicable and the scree, peat and acid grassland have higher value.

Materials

- profiled metal roof sheeting is proposed but a possible alternative could be a “green” or a more appropriately “scree” roof structure.

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- colour suggestions of NRW are agreed with especially the use of non-reflective metal components – matt.

Summary

- In summary it has to be acknowledged that the development will have an impact on the landscape, but measures can be put in place to help mitigate the significant structures. It is also hoped that the development will also help with the conservation and development of the Tower Colliery pit head.

PAC 2

- 3.12 The Council's Landscape Officer has retired since his response to PAC 1 and therefore comments made during PAC 1 are considered to be of relevance to PAC 2.

Applicant's response

- 3.13 The applicant notes the comments raised by RCT's Landscape Officer and responds as follows:
- Viewpoint 1 considers potential effects from the A4061, Rhigos Road.
 - Potential effects on road users have been considered by the Local Highway's Authority and no concerns have been raised.
 - The applicant is willing to manage the clearance of trees and re-establishment, re-instatement of areas of peat, which can be secured by way of a s106 agreement or unilateral undertaking.
 - Comments made in relation to the materials to be used have been taken into account and the proposals now include the use of non-reflective matt metal components.

RCT Public Rights of Way Officer

- noted that the design has been amended to avoid the public bridleway (Rhigos 10) and to introduce a reinforced treeline ('tree buffer') to reduce noise and visual impact on path users. How wide will the tree buffer be and how far set back from the bridleway will the tree line be? As part of the management of the trees, will there be provision in place to inspect them and to cut them back when necessary e.g. if they are overhanging the bridleway?
- The bridleway network in RCT, as in most counties, is fragmented. The bridleways in this area provide important links i.e. between the Rhondda and Cynon Valleys, and between Rhondda Cynon Taff and Neath Port Talbot. So long as the proposal

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has due regard to the bridleways/bridleway network i.e. that any potential impact on its the use and enjoyment have been addressed and suitable mitigation measures will be put in place, we have no objection from a public rights of way perspective. We actually hope that the proposal increases the use and importance of public rights of way in this area and we welcome/are happy to consider any opportunities to improve them.

- It may be necessary to apply for a temporary path closure for public safety reasons during the construction of the zipline and or to carry out access road improvements.

Applicant's response

3.14 The applicant notes the comments raised by RCT's PRow Officer and responds as follows:

- The tree screening proposed between the bridle path and the landing gantries would be 10m deep. The proposed screening would be close to the bridle path but would not encroach upon it. Access would be available at all time to maintain the proposed planting.
- The applicant is in discussion with RCT's Public Right of Way officer regarding the potential need for temporary path closures.

Dŵr Cymru Welsh Water (DCWW)

- Recognise that discussions are ongoing between the prospective Applicant and ourselves in regard to the impact on our assets.
- Supportive in principle and this aligns with discussions to date but provide the following advice.
- The proposed development falls within a Dwr Cymru Welsh Water drinking water catchment's 'Llyn Fawr and Nant Garreg Lwyd' which are designated as a Drinking Water Protected Area under Article 7 of the Water Framework Directive. This Article requires the UK to take action to protect drinking water sources.
- note that surveys have been completed to ensure no risk would be posed from the instability of the ground from the mining legacy within the area. However, request confirmation if there are mitigation plans in place to protect risk to any water course, including tributaries from:
 - Sediment movement – including those generated by felling plans
 - Large Vehicle movements and storage
 - Storage of any chemicals – including hydrocarbons
 - Use of any pesticides from vegetation management during construction and after.

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- In light of the potential impact on the drinking water protective area, the reservoir and the associated dam structure, as well as Health and Safety implications, further technical detail is required for us to fully evaluate the potential impact on our asset. In this regard I would encourage a meeting between both parties to discuss technical matters in advance of the submission of the planning application. At this juncture however DCWW take the opportunity to draw your attention to the height of the wire and the relationship with our reservoir which has previously been discussed with the Applicant in regard to our requirements.
- confirmation is also required that a Surface Draining Plan for, during and after the construction process is in place.

Applicant's response

- Discussions between the applicant and DCWW in relation to their comments is ongoing in order to demonstrate that no effect will be had to DCWW's asset.

Community consultees

Rhigos Community Council

- 3.15 No comments were received by Rhigos Community Council in response to PAC 1 or PAC 2.

Applicant's response

- 3.16 No comments were received by Rhigos Community Council in response to the Pre-Application Consultation and therefore no response from the applicant is considered necessary.

Hirwaun and Penderyn Community Council

- 3.17 During PAC 1, Hirwaun and Penderyn Community Council advised that they consider the proposal to offer beneficial opportunities for development and would be beneficial to local businesses. Residents are in favour of the application and Hirwaun & Penderyn Community Council wish to convey their support.
- 3.18 No comments were received by Hirwaun and Penderyn Community Council in response to PAC 2.

Applicant's response

- 3.19 Hirwaun and Penderyn Community Council have shown their support to the proposed development and the applicant welcomes their support.

Rhigos ward Councillor

- 3.20 No formal comments were received from the local councillor representing the ward of Rhigos (Cllr Graham Thomas) in response to PAC 1 or PAC 2.

Applicant's response

- 3.21 No comments were received from the local councillor representing the ward of Rhigos in response to the Pre-Application Consultation and therefore no response from the applicant is considered necessary.

Local community

Local community consultation responses

- 3.22 52 responses were received from the local community. These responses have been grouped into key themes, as per Table 3.1.

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Table 3.1 Responses received from the local community during Pre-Application Consultation

Summary of response	Number of time the matter was raised	Applicant's response
Conflict with hang-gliding and paragliding activities		
- Rhigos Mountain is one of only three flying sites in South Wales that allows ridge soaring flying in NW to NE wind directions. - the erection of Zip Line B would create a significant hazard to hang glider and paraglider pilots when ridge soaring the western side of this paragliding site. - Zip line C (original route) is also a hazard. - Request further consultation with the South East Wales Hang Gliders and Paraglider Club. - additional information now - Following further consultation it has been established that there will be little impact to hang gliders and	7	The applicant has undertaken further consultation with the South East Wales Hang Gliders and Paraglider Club and the club no longer object to the proposal. The club was consulted directly as part of PAC 2 but no response was received.

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paragliders using the mountain and where there is a concern Zip World are willing to work with the Club to alleviate concerns and ensure the safe operation of all users of the mountain. • South East Wales Hang Gliding and Paragliding Club wish to withdraw any objection to the planning proposal and state full support for this project.		
Welcomed proposal for tourism development		
• Proposal can introduce Rhigos as a new hop spot for tourism destination; • zip lines offer users a unique perspective to view the surrounding area; • great additional attraction to the valley, bringing in members of the public and creating jobs for locals; • provides an opportunity to share the Tower Colliery story; • offers an opportunity to be a catalyst for future leisure and tourism developments;	21	The applicant welcomes the positive comments received in relation to the proposal as a beneficial tourism development.

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would be seen as a draw for tourists into the area.		
Re-development of previously developed land		
- makes good use of a redundant site and bring some life back into the area. - provides an opportunity to share the Tower Colliery story.	6	The applicant welcomes the positive comments received in relation to the re-use of a brownfield site in a beneficial manner.
General support for the project		
- Rhigos has almost become “forgotten about”. - General support for the project and welcome the proposal.	39	The applicant welcomes the positive comments received in relation to the proposed development.
Beneficial effect on creation of jobs		
- Will create much needed employment opportunities for the local people; - Importance of employing local people.	18	The applicant welcomes the positive comments received in relation to the proposal as a benefit through the creation of jobs and new employment opportunities.

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Beneficial economic impact		
• Proposal offers an unique opportunity to support the local economy, offer significant investment • Spin-off economic benefits to other local businesses such as hotels, pubs, tourist attractions. • Zip World have had a beneficial effect in North Wales and hopefully similar beneficial effects can be realised in South Wales. • Area is in serious need of regeneration and the proposal could be a catalyst for future development	13	The applicant welcomes the positive comments received in relation to the proposal as a beneficial economic impact.
Highway matters		
• Proposed development would be in full view of traffic travelling from Treherbert to Hirwaun and this particular stretch of road is regarded as being extremely dangerous due to the high number of accidents that have occurred on it over the years.	4	Detailed discussions have been undertaken with the Local Highway Authority and subject to mitigation measures presented, they have no objections on highway grounds.

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- Suggest that the proposal is developed at the Country Park in Bwlfa Dare. - Supportive subject to no concerns from the Local Highway Authority.		
Dark skies activities		
- Rhigos Mountain is at present one of a number of sites recognised in Rhondda Cynon Taf for its potential to cater for visitors interested in observing sky activities at night. - concerned that artificial lighting required may bring the proposed Zip Wire Attraction into conflict with Dark Sky observation activities that may be in progress on Rhigos Mountain at the same time.	1	No lighting is proposed as part of this planning application.
Adverse weather		
The north side of Rhigos Mountain while enjoying the scenic views of the Brecon Beacons National Park, is also exposed to the effects of prevailing storm weather	1	The applicant is content that the proposal would be not prohibited by adverse weather.

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patterns which originate from the Atlantic Ocean. This includes strong winds.		
Visual effects		
- Despite the wind turbines, this is an area of un-spoilt beauty. - Visual effects of the zip line cables.	1	The application is accompanied by a Landscape and Visual Impact Assessment which presents a detailed analysis of the potential landscape and visual effects.
Potential effects on SSSI		
Concern regarding effect on SSSI	1	The application is accompanied by a Landscape and Visual Impact Assessment and Habitat Surveys which presents a detailed analysis of the potential landscape and visual effects and on the SSSI. Mitigation measures are proposed, details of which are to be agreed with the Council's Ecologist and NRW.

4. Conclusion

- 4.1 This PAC Report sets out the pre-application consultation activities undertaken, the consultation responses received and how the applicant has taken these responses into account.
- 4.2 Each consultation response received has been responded to in section 3 of this PAC Report. The applicant has carefully analysed and given due consideration to all feedback received during this Pre-Application Consultation and this PAC Report demonstrates how the feedback received has been responded to.
- 4.3 No significant changes have been made to the proposed plans as a result of the consultation.
- 4.4 It can be considered that the pre-application consultation undertaken with the local community and stakeholders has been timely, meaningful and effective. The requirement to consult has been satisfied.

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APPENDIX A

Compliance Tables

Compliance tables

Table A-1 below summarises how the applicant has complied with the statutory requirements of Section 17, 61Z, of the Planning (Wales) Act 2015 'Requirement to carry out pre-application consultation' where the applicant must carry out consultation on the proposed application in accordance with subsections (3) and (4) before applying for planning permission.

Table A-1

Statutory requirement	Action taken
(3) The applicant must publicise the proposed application in such manner as the applicant reasonably considers likely to bring it to the attention of a majority of the persons who own or occupy premises in the vicinity of the land.	Site notices were erected and displayed for the whole consultation period in the vicinity of the site - as detailed in Section 2 of the Pre-application Consultation Report. In addition, owners/occupiers were notified via letter/notice of the consultation.
(4) The applicant must consult each specified person about the proposed application.	All relevant Specialist Consultees and Community Consultees were consulted as per Schedule 2 Consultation before the grant of permission Article 5(3) of the DMPO (Wales) 2016.
(5) Publicity under subsection (3) must— (a) set out how the applicant may be contacted by persons wishing to comment on the proposed development; (b) give such information about the proposed timetable for the consultation as is sufficient to ensure that persons wishing to comment on the proposed development may do so in good time.	The notice under Schedule 1B and the notice under Schedule 1C, provided details on how the applicant (agent) could be contacted to discuss the scheme/provide comments - this comprised of an email, telephone and postal address. The notices were displayed from 15 February 2019 to 17 March 2019, providing a 30-day viewing period for the notices, which exceeds the 28-day minimum period.

Table A-2 below sets out how the applicant has complied with statutory requirements of Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 as follows, Part 1A Requirement to carry out pre-application consultation 2B:

Table A-2

Statutory requirement	Action taken
Publicity before applying for planning Permission 2C (1) The applicant (2) must publicise the proposed application by - (a) giving requisite notice - (i) by site display in at least one place on or near the land to which the proposed application relates for not less than 28 days; and (ii) in writing to any owner or occupier of any land adjoining the land to which the proposed application relates; and (b) making the following information available for inspection at a location in the vicinity of the proposed development for not less than 28 days beginning with each day on which each of the notices referred to in subparagraph (a) or article 2D (2) are given— (i) any documents and particulars or evidence that would be required for a subsequent application, in the same or substantially the same form, to be a valid application except certificates in relation to notices of applications for planning permission required by article 11; (ii) a plan which identifies the land to which the proposed application relates; (iii) any other plans, drawings and information necessary to describe the development which is the subject of the proposed application;	Site notices were displayed in the vicinity of the site from 15 February 2019 to 17 March 2019 (a 30-day period). The exact locations of the notices are provided in Figure 2.1. A copy of the notice is provided in Appendix B. A copy of the notice was provided to the owners or occupiers of any land adjoining the application site with a cover letter (see Appendix D). All of the consultation, all draft application documents (in line with the validation requirements) were made available to view and download from the below weblink: http://cadnantplanning.co.uk/consultations/?s=zip-wire-development-and-associated-development-at-rhigos-mountain-and-tower-colliery http://cadnantplanning.co.uk/ymgyngghoriadau/?s=zip-wire-development-and-associated-development-at-rhigos-mountain-and-tower-colliery For those without internet access the closest public building to the proposed application site that provided free internet access and computer facilities was at Hirwaun Library, High Street, Hirwaun, CF44 9SW. This information was advertised on the site notices. The draft planning application documents consulted upon included:

(iv) in a case to which article 7 applies, the design and access statement; and (v) subject to article 8(2), the particulars or evidence required by the local planning authority under section 62(3) of the 1990 Act (1).	• Application form; • Design, Access and Planning Statement; • 4891-01F Site plan – aerial; • 4891-02D Zip Elevations; • 4891-03P Zip A Top; • 4891-04P Zip B Top; • 4891-05AP Zip C top; • 4891-06AP Zip C bottom; • 4891-07P Reception Area; • 4891-08P Stopping Structures VZAP; • 4891-09P Despatch platform Zip A; • 4891-10P Zipwire landing strip elevations; • 4891-11P Front gantry elevations Zip A and B; • 4891-12P Front gantry elevations Zip C; • 4891-13P Despatch platform Zip B and C; • A-01-05 Visibility junction; • A-02 Land use plan; • A-03 Location Plan; • A-04 Car Park plan; • A-05 Portacabin; • Habitat Survey; • Heritage Impact Assessment; and • Landscape Statement.
(2) Any plans or drawings required to be provided by paragraph (1)(b)(ii) or (iii) must be drawn to an identified scale and, in the case of plans, must show the direction of north.	All of the plans consulted on included a scale and north arrow.
(3) The applicant must have complied with paragraph (1) before an application is submitted.	How the applicant has complied is detailed in this PAC Report.
(4) Where the notice referred to in paragraph (1)(a)(i) is, without any fault or intention of the applicant, removed obscured or defaced before the period of 28 days has elapsed, the applicant will be treated as having complied with the requirements of the relevant paragraph if the applicant has taken reasonable steps to protect the notice and, if need be, replace it.	The notices were laminated to protect them from the weather and were not damaged and remained in place for the duration of the consultation period.

(5) In this article “requisite notice” (“hysbysiad gofynnol”) means notice in the form set out in Schedule 1B or in a form substantially to the like effect.	The notice was created to be user friendly in design, whilst containing all of the information set out in Schedule 1B.
Consultation before applying for planning permission 2D	
(1) The following persons or descriptions of persons are specified for the purposes of section 61Z (4) of the 1990 Act— (a) any community consultees; and (b) any specialist consultee.	Appendix F and section 2 identifies the Specialist Consultees consulted as part of the application. Community consultees included the ward councillors for Rhigos – Cllr Graham Thomas and Rhigos Community Council. During the pre-application consultation, consultation also took place with Hirawun and Penderyn Community Council, which neighbours Rhigos Community Council within which the application site lies within. Letters and site notices advertised the consultation to the owners/occupiers of adjoining land and community.
(2) Where an applicant is required to consult a community consultee, the applicant must give the community consultee requisite notice in writing of the proposed application.	A copy of the notice and covering letter was provided to the community consultees (see Appendix E.
(3) Where an applicant is required to consult a specialist consultee, the applicant must give the specialist consultee requisite notice in writing of the proposed application and enclose each of the documents referred to in article 2C(1)(b) or provide a link to a website on which those documents can be found.	A copy of the notice under Schedule 1C was provided to the specialist consultees with a covering email which contained a link to the website.

(4) The applicant must have complied with paragraphs (2) and (3) and have given the specialist consultee time to respond in accordance with article 2E (1) before an application is submitted.	As shown above paragraphs (2) and (3) have been complied with. 30 days were provided for the consultees to respond from 15 February 2019 to 17 March 2019.
5) In this article, “requisite notice” (“hysbysiad gofynnol”) means (a) in relation to a community consultee notice in the form set out in Schedule 1B; and (b) in relation to a specialist consultee notice in the form set out in Schedule 1C, or a form substantially to the like effect.	A copy of the site notice under Schedule 1B was provided to the community consultees with a covering letter/email. A copy of the notice under Schedule 1C was provided to the specialist consultees with a cover email.
Duty to respond to pre-application consultation: specialist consultees 2E	
(1) A specialist consultee, consulted in accordance with the provisions of section 61Z(4) of the 1990 Act, must provide a substantive response within 28 days beginning with the day on which the notice referred to in article 2D(3) is given or such other period as may be agreed in writing between the specialist consultee and the applicant.	The specialist consultees who responded to the consultation are set out in Section 3 of this PAC Report/Appendix I. No extension of time from statutory consultees was requested during the consultation period however, as Hirwaun and Penderyn Community Council were only consulted during the pre-application consultation, it was agreed that they would provide their comments by 15 April 2019.
(2) For the purposes of this article, a substantive response is one which— (a) states that the specialist consultee has no comment to make; (b) states that the specialist consultee has no objection to the proposed development and refers the applicant to current standing advice by the specialist consultee on the subject of the consultation;	The full responses are included in Appendix I and did form substantive responses.

(c) advises the applicant of any concerns identified in relation to the proposed development and how those concerns can be addressed; or (d) advises the applicant that the specialist consultee has concerns and that it would object to an application for planning permission made in the same or substantially the same terms and sets out the reasons for those objections.	
Pre-application consultation reports 2F	
(1) Where an applicant has been required to carry out pre-application consultation in accordance with the provisions of section 61Z of the 1990 Act and articles 2C and 2D and submits an application for planning permission, that application must be accompanied by a pre-application consultation report which gives particulars of— (a) how the applicant complied with section 61Z of the 1990 Act; (b) any response to the consultation received from any person consulted under section 61Z(3) or (4) of the 1990 Act; and (c) the account taken of those responses.	Compliance is set out in this PAC Report and shown in detail in Appendix A.
(2) The pre-application consultation report must include— (a) a copy of the notice referred to in article 2C(1)(a)(i);	See Appendix B.
(b) A declaration that the notices referred to in 2C(1)(a)(i) was displayed in accordance with the requirements of this article	Site notices were displayed in the vicinity of the site. The exact location of the notices are provided in Figures 2.1 and 2.2.

(c) a list of the addresses of persons who were given notice of the proposed application in accordance with article 2C(1)(a)(ii) and a copy of the notice given to such persons;	See Appendix C.
(d) copies of all notices given to community consultees and specialist consultees in accordance with articles 2D(2) and 2D(3);	A copy of the site notice under Schedule 1B was provided to the community consultees with a cover email (See Appendix B and E). A copy of the notice under Schedule 1C was provided to the specialist consultees with a cover email (See Appendix G).
(e) a summary of all issues raised by any person notified of the proposed application in accordance with section 61Z(3) of the 1990 Act and articles 2C and 2D(2), including confirmation of whether the issues raised have been addressed, and, if so, how; and	See Section 3.
(f) copies of all responses received from specialist consultees with an explanation of the account taken of each response.	See section 3 and Appendix I.

Compliance tables

Table A-1 below summarises how the applicant has complied with the statutory requirements of Section 17, 61Z, of the Planning (Wales) Act 2015 'Requirement to carry out pre-application consultation' where the applicant must carry out consultation on the proposed application in accordance with subsections (3) and (4) before applying for planning permission.

Table A-1

Statutory requirement	Action taken
(3) The applicant must publicise the proposed application in such manner as the applicant reasonably considers likely to bring it to the attention of a majority of the persons who own or occupy premises in the vicinity of the land.	Site notices were erected and displayed for the whole consultation period in the vicinity of the site - as detailed in Section 2 of the Pre-application Consultation Report. In addition, owners/occupiers were notified via letter/notice of the consultation.
(4) The applicant must consult each specified person about the proposed application.	All relevant Specialist Consultees and Community Consultees were consulted as per Schedule 2 Consultation before the grant of permission Article 5(3) of the DMPO (Wales) 2016.
(5) Publicity under subsection (3) must— (a) set out how the applicant may be contacted by persons wishing to comment on the proposed development; (b) give such information about the proposed timetable for the consultation as is sufficient to ensure that persons wishing to comment on the proposed development may do so in good time.	The notice under Schedule 1B and the notice under Schedule 1C, provided details on how the applicant (agent) could be contacted to discuss the scheme/provide comments - this comprised of an email, telephone and postal address. The notices were displayed from 09 October to 06 November 2019, providing a 28-day viewing period for the notices, which complies with the 28-day minimum period.

Table A-2 below sets out how the applicant has complied with statutory requirements of Town and Country Planning (Development Management Procedure) (Wales)

(Amendment) Order 2016 as follows, Part 1A Requirement to carry out pre-application consultation 2B:

Table A-2

Statutory requirement	Action taken
Publicity before applying for planning Permission 2C	
(1) The applicant (2) must publicise the proposed application by - (a) giving requisite notice - (i) by site display in at least one place on or near the land to which the proposed application relates for not less than 28 days; and (ii) in writing to any owner or occupier of any land adjoining the land to which the proposed application relates; and (b) making the following information available for inspection at a location in the vicinity of the proposed development for not less than 28 days beginning with each day on which each of the notices referred to in subparagraph (a) or article 2D (2) are given— (i) any documents and particulars or evidence that would be required for a subsequent application, in the same or substantially the same form, to be a valid application except certificates in relation to notices of applications for planning permission required by article 11; (ii) a plan which identifies the land to which the proposed application relates;	Site notices were displayed in the vicinity of the site from 09 October to 06 November 2019 (a 28-day period). The exact locations of the notices are provided in Figure 2.1. A copy of the notice is provided in Appendix B. A copy of the notice was provided to the owners or occupiers of any land adjoining the application site with a cover letter (see Appendix D). All of the consultation, all draft application documents (in line with the validation requirements) were made available to view and download from the below weblink: https://www.cadnantplanning.co.uk/rhigos-mountain-and-tower-colliery https://www.cadnantplanning.co.uk/rhigos-mountain-and-tower-colliery?lang=cy For those without internet access the closest public building to the proposed application site that provided free internet access and computer facilities was at Hirwaun Library, High Street, Hirwaun, CF44 9SW. This information was advertised on the site notices. The draft planning application documents consulted upon included: • Application form; • Design, Access and Planning Statement; • 4891-01H Site plan – aerial; • 4891-02D Zip Elevations;

(iii) any other plans, drawings and information necessary to describe the development which is the subject of the proposed application; (iv) in a case to which article 7 applies, the design and access statement; and (v) subject to article 8(2), the particulars or evidence required by the local planning authority under section 62(3) of the 1990 Act (1).	• 4891-03P Zip A Top; • 4891-04P Zip B Top; • 4891-05AP Zip C top; • 4891-06AP Zip C bottom; • 4891-07P Reception Area; • 4891-08P Stopping Structures VZAP; • 4891-09P Despatch platform Zip A; • 4891-10P Zipwire landing strip elevations; • 4891-11P Front gantry elevations Zip A and B; • 4891-12P Front gantry elevations Zip C; • 4891-13P Despatch platform Zip B; • 5038-01P Despatch platform Zip C; • A2.02 Land use plan; • A2.03 Location Plan; • A2.04 Car Park plan; • A-05 Portacabin; • Habitat Survey; • Heritage Impact Assessment; • Transport Statement; • Landscape Statement; • Coal Mining Risk Assessment; and • Tree felling plan.
(2) Any plans or drawings required to be provided by paragraph (1)(b)(ii) or (iii) must be drawn to an identified scale and, in the case of plans, must show the direction of north.	All of the plans consulted on included a scale and north arrow.
(3) The applicant must have complied with paragraph (1) before an application is submitted.	How the applicant has complied is detailed in this PAC Report.
(4) Where the notice referred to in paragraph (1)(a)(i) is, without any fault or intention of the applicant, removed obscured or defaced before the period of 28 days has elapsed, the applicant will be treated as having complied with the requirements of the relevant paragraph if the applicant has taken reasonable steps to protect the notice and, if need be, replace it.	The notices were laminated to protect them from the weather and were not damaged and remained in place for the duration of the consultation period.

(5) In this article “requisite notice” (“hysbysiad gofynnol”) means notice in the form set out in Schedule 1B or in a form substantially to the like effect.	The notice was created to be user friendly in design, whilst containing all of the information set out in Schedule 1B.
Consultation before applying for planning permission 2D	
(1) The following persons or descriptions of persons are specified for the purposes of section 61Z (4) of the 1990 Act— (a) any community consultees; and (b) any specialist consultee.	Appendix F and section 2 identifies the Specialist Consultees consulted as part of the application. Community consultees included the ward councillors for Cllr Graham Thomas, Rhigos Community Council and Hirwaun and Penderyn Community Council. Letters and site notices advertised the consultation to the owners/occupiers of adjoining land and community.
(2) Where an applicant is required to consult a community consultee, the applicant must give the community consultee requisite notice in writing of the proposed application.	A copy of the notice and covering letter was provided to the community consultees (see Appendix E.
(3) Where an applicant is required to consult a specialist consultee, the applicant must give the specialist consultee requisite notice in writing of the proposed application and enclose each of the documents referred to in article 2C(1)(b) or provide a link to a website on which those documents can be found.	A copy of the notice under Schedule 1C was provided to the specialist consultees with a covering email which contained a link to the website.
(4) The applicant must have complied with paragraphs (2) and (3) and have given the specialist consultee time to respond in accordance with article 2E (1) before an application is submitted.	As shown above paragraphs (2) and (3) have been complied with. 28 days were provided for the consultees to respond from 09 October to 06 November 2019.

5) In this article, “requisite notice” (“hysbysiad gofynnol”) means (a) in relation to a community consultee notice in the form set out in Schedule 1B; and (b) in relation to a specialist consultee notice in the form set out in Schedule 1C, or a form substantially to the like effect.	A copy of the site notice under Schedule 1B was provided to the community consultees with a covering letter/email. A copy of the notice under Schedule 1C was provided to the specialist consultees with a cover email.
Duty to respond to pre-application consultation: specialist consultees 2E	
(1) A specialist consultee, consulted in accordance with the provisions of section 61Z(4) of the 1990 Act, must provide a substantive response within 28 days beginning with the day on which the notice referred to in article 2D(3) is given or such other period as may be agreed in writing between the specialist consultee and the applicant.	The specialist consultees who responded to the consultation are set out in Section 3 of this PAC Report/Appendix I. No extension of time was requested during the consultation period.
(2) For the purposes of this article, a substantive response is one which— (a) states that the specialist consultee has no comment to make; (b) states that the specialist consultee has no objection to the proposed development and refers the applicant to current standing advice by the specialist consultee on the subject of the consultation; (c) advises the applicant of any concerns identified in relation to the proposed development and how those concerns can be addressed; or (d) advises the applicant that the specialist consultee has concerns and that it would object to an application for planning	The full responses are included in Appendix I and did form substantive responses except for responses from NRW and South Wales Trunk Roads which were not received within the consultation period relating to the second Pre-Application Consultation.

permission made in the same or substantially the same terms and sets out the reasons for those objections.	
Pre-application consultation reports 2F	
(1) Where an applicant has been required to carry out pre-application consultation in accordance with the provisions of section 61Z of the 1990 Act and articles 2C and 2D and submits an application for planning permission, that application must be accompanied by a pre-application consultation report which gives particulars of— (a) how the applicant complied with section 61Z of the 1990 Act; (b) any response to the consultation received from any person consulted under section 61Z(3) or (4) of the 1990 Act; and (c) the account taken of those responses.	Compliance is set out in this PAC Report and shown in detail in Appendix A.
(2) The pre-application consultation report must include— (a) a copy of the notice referred to in article 2C(1)(a)(i);	See Appendix B.
(b) A declaration that the notices referred to in 2C(1)(a)(i) was displayed in accordance with the requirements of this article	Site notices were displayed in the vicinity of the site. The exact location of the notices are provided in Figures 2.1 and 2.2.
(c) a list of the addresses of persons who were given notice of the proposed application in accordance with article 2C(1)(a)(ii) and a copy of the notice given to such persons;	See Appendix C.

(d) copies of all notices given to community consultees and specialist consultees in accordance with articles 2D(2) and 2D(3);	A copy of the site notice under Schedule 1B was provided to the community consultees with a cover email (See Appendix B and E). A copy of the notice under Schedule 1C was provided to the specialist consultees with a cover email (See Appendix G).
(e) a summary of all issues raised by any person notified of the proposed application in accordance with section 61Z(3) of the 1990 Act and articles 2C and 2D(2), including confirmation of whether the issues raised have been addressed, and, if so, how; and	See Section 3.
(f) copies of all responses received from specialist consultees with an explanation of the account taken of each response.	See section 3 and Appendix I.

APPENDIX B

Site Notice under Schedule 1B

Datblygiad cwrs gwirfren zip a datblygiadau cysylltiedig ar Fynydd Rhigos ac yn cyn safle Pwll Glo'r Tower

ATODLEN 1B: CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO O DAN ERTHYGLAU 2C A 2D - Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

Mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais cynllunio i Gyngor Bwrdeistref Sirol Rhondda Cynon Taf. Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan Gyngor Bwrdeistref Sirol Rhondda Cynon Taf; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i Gyngor Bwrdeistref Sirol Rhondda Cynon Taf ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gall unrhyw sylw a gyflwynir gael ei gadw yn y ffeil gyhoeddus.

Datblygiad arfaethedig ar **dir ar Fynydd Rhigos a cyn safle Pwll Glo'r Tower, Ffordd Rhigos, Hirwaun**. Dangosir lleoliad y safle ar y map ar y dde.

Rhoddir hysbysiad bod **Zip World Ltd** yn bwriadu gwneud cais am ganiatâd cynllunio llawn ar gyfer **codi tri chwrs gwifren zip (4 zip), gosod llawr caled, creu ffyrdd mynediad mewnol a llwybrau i gerddwyr, gosod safle caled, gosod cabanau dros dro a defnyddio tir ar gyfer parcio ceir**.

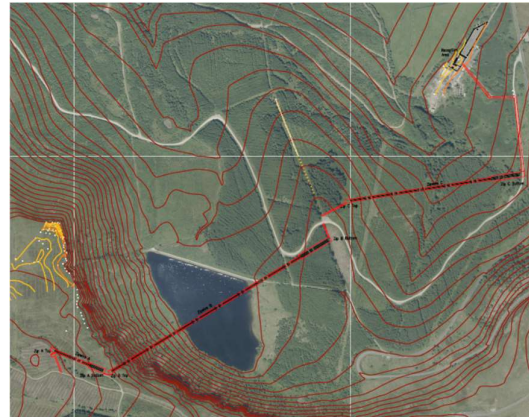
Gellwch archwilio copiau o'r canlynol:

- y cais arfaethedig;
- y cynlluniau; a
- dogfennau ategol eraill.

Ar-lein ar
www.cadnantplanning.co.uk/ymgyngghoriadau

Mae cyfleusterau cyfrifiadur ar gael i weld y wybodaeth hon ar-lein yn Llyfrgell Hirwaun, Y Stryd Fawr, Hirwaun, CF44 9SW, yn ystod yr oriau canlynol:

Amseroedd agor	
Dydd Llun	Ar gau
Dydd Mawrth	09:00 – 13:00/14:00 – 18:30
Dydd Mercher	09:00 – 13:00/14:00 – 17:00
Dydd Iau	09:00 – 13:00
Dydd Gwener	09:00 – 13:00/14:00 – 18:00
Dydd Sadwrn	09:00 – 13:00



Dylai unrhywun sydd eisiau gwneud sylwadau am y datblygiad arfaethedig yma ysgrifennu atom ar:



PAC@cadnantplanning.co.uk



Cadnant Planning
1 Tŷ Connaught
Parc Busnes Riverside
Ffordd Benarth
Conwy
LL32 8UB



www.cadnantplanning.co.uk/ymgyngghoriadau

Erbyn: **17 Mawrth 2019**

Arwyddwyd: **S. Edwards**

Sioned Edwards MRTPI

Dyddiad: 15/02/2019

Zip wire development and associated development at Rhigos Mountain and Tower Colliery

SCHEDULE 1B: PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D - Town and Country Planning (Development Management Procedure) (Wales) Order 2012

This notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to Rhondda Cynon Taf County Borough Council. Any subsequent planning application will be publicised by Rhondda Cynon Taf County Borough Council; any comments provided in response to this notice will not prejudice your ability to make representations to Rhondda Cynon Taf County Borough Council on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development on **land at Rhigos Mountain and former Tower Colliery, Rhigos Road, Hirwaun**. The site location is illustrated on the map to the right.

Notice is given that **Zip World Ltd** is intending to apply for full planning permission for the **erection of three zip wire courses (4 zip lines), laying of hard standing, creation of internal access roads and pedestrian routes, temporary siting of cabins and use of land for car parking**.

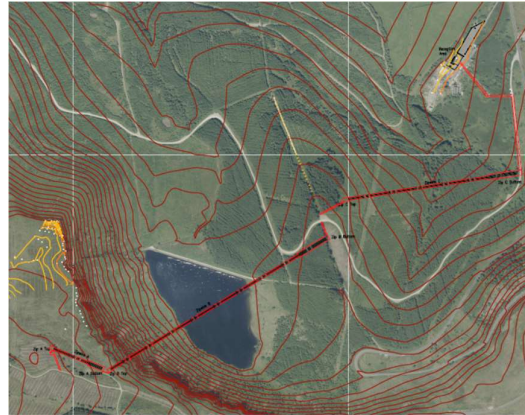
You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

online at www.cadnantplanning.co.uk/consultations

Computer facilities are available to view this information online at Hirwaun Library, High Street, Hirwaun, CF44 9SW, during the hours of:

Opening times	
Monday	Closed
Tuesday	09:00 – 13:00/14:00 – 18:30
Wednesday	09:00 – 13:00/14:00 – 17:00
Thursday	09:00 – 13:00
Friday	09:00 – 13:00/14:00 – 18:00
Saturday	09:00 – 13:00



Anyone who wishes to make representations regarding this proposed development must write to us at:



PAC@cadnantplanning.co.uk



Cadnant Planning
1 Connaught House
Riverside Business Park
Benarth Road
Conwy
LL32 8UB



www.cadnantplanning.co.uk/consultations

By: 17 March 2019

Signed: *S. Edwards*

Sioned Edwards MRTPI

Date: 15/02/2019

Datblygiad cwrs gwirfren zip a datblygiadau cysylltiedig (llwybr diwygiedig – Zip C) ar Fynydd Rhigos ac yn cyn safle Pwll Glo'r Tower

ATODLEN 1B: CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO O DAN ERTHYGLAU 2C A 2D - Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

Mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais cynllunio i Cyngor Bwrdeistref Sirol Rhondda Cynon Taf. Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan Cyngor Bwrdeistref Sirol Rhondda Cynon Taf; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i Cyngor Bwrdeistref Sirol Rhondda Cynon Taf ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gall unrhyw sylw a gyflwynir gael ei gadw yn y ffeil gyhoeddus.

Datblygiad Arfaethedig ar **dir ar Fynydd Rhigos a cyn safle Pwll Glo'r Tower, Ffordd Rhigos, Hirwaun**. Dangosir lleoliad y safle ar y map ar y dde.

Rhoddir hysbysiad bod **Zip World Ltd** yn bwriadu gwneud cais am ganiatâd cynllunio llawn ar gyfer codi tri chwrw gwifren zip (4 zip), gosod llawr caled, creu ffyrdd mynediad mewnol a llwybrau i gerddwyr, gosod safle caled, gosod cabanau dros dro a defnyddio tir ar gyfer parcio ceir.

Gellwch archwilio copïau o'r canlynol:

- y cais arfaethedig;
- y cynlluniau; a
- dogfennau ategol eraill.

Ar-lein ar
www.cadnantplanning.co.uk/ymgyngghoriadau

Mae cyfleusterau cyfrifiadur ar gael i weld y wybodaeth hon ar-lein yn Llyfrgell Hirwaun, Y Stryd Fawr, Hirwaun, CF44 9SW, yn ystod yr oriau canlynol:

Amseroedd agor	
Dydd Llun	Ar gau
Dydd Mawrth	09:00 – 13:00/14:00 – 18:30
Dydd Mercher	09:00 – 13:00/14:00 – 17:00
Dydd Iau	09:00 – 13:00
Dydd Gwener	09:00 – 13:00/14:00 – 18:00
Dydd Sadwrn	09:00 – 13:00



Dylai unrhywun sydd eisiau gwneud sylwadau am y datblygiad arfaethedig yma ysgrifennu atom ar:



PAC@cadnantplanning.co.uk



Cadnant Planning
20 Tŷ Connaught
Parc Busnes Riverside
Ffordd Benarth
Conwy
LL32 8UB



www.cadnantplanning.co.uk/ymgyngghoriadau

Erbyn: **06 Tachwedd 2019**

Arwyddwyd: *S. Edwards*

Sioned Edwards

Dyddiad: 09/10/2019

Zip wire development and associated development (amended route for Zip C) at Rhigos Mountain and Tower Colliery

SCHEDULE 1B: PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D - Town and Country Planning (Development Management Procedure) (Wales) Order 2012

This notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to Rhondda Cynon Taf County Borough Council. Any subsequent planning application will be publicised by Rhondda Cynon Taf County Borough Council; any comments provided in response to this notice will not prejudice your ability to make representations to Rhondda Cynon Taf County Borough Council on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development on **land at Rhigos Mountain and former Tower Colliery, Rhigos Road, Hirwaun**. The site location is illustrated on the map to the right.

Notice is given that **Zip World Ltd** is intending to apply for the erection of three zip wire courses (4 zip lines), laying of hard standing, creation of internal access roads and pedestrian routes, temporary siting of cabins and use of land for car parking.

You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

online at www.cadnantplanning.co.uk/consultations

Computer facilities are available to view this information online at Hirwaun Library, High Street, Hirwaun, CF44 9SW during the hours of:

Opening times	
Monday	Closed
Tuesday	09:00 – 13:00/14:00 – 18:30
Wednesday	09:00 – 13:00/14:00 – 17:00
Thursday	09:00 – 13:00
Friday	09:00 – 13:00/14:00 – 18:00
Saturday	09:00 – 13:00



Anyone who wishes to make representations regarding this proposed development must write to us at:



PAC@cadnantplanning.co.uk



Cadnant Planning
20 Connaught House
Riverside Business Park
Benarth Road
Conwy
LL32 8UB



www.cadnantplanning.co.uk/consultations

By: 06 November 2019

Signed: *S. Edwards*

Sioned Edwards

Date: 09/10/2019

APPENDIX C

Identified owners and occupiers

Landowners in relation to application site

Name	Name and address of contact
NRW	Southeast Planning Team, Rivers House, St Mellons Business Park, St Mellons, Cardiff, CF3 0EY [REDACTED]@cyfoethnaturiolcymru.gov.uk and [REDACTED]@cyfoethnaturiolcymru.gov.uk
Tower Colliery	[REDACTED]@towerregeneration.co.uk Tower Colliery, Treherbert Road, Rhigos, Aberdare, Mid Glamorgan, CF44 9UF
Dwr Cymru Welsh Water	[REDACTED]@dwrcymru.com Pentwyn Road, Nelson, Treharris, Mid Glamorgan, CF46 6LY

List of neighbouring landowners upon which notices were served

- TOWER COLLIERY LIMITED of Treherbert Road, Hirwaun, Aberdare CF44 9UF. (CYM395653)
- CELTIC ENERGY LIMITED (Co. Regn. No. 2997376) of Celtic Energy Ltd, Heol Ty Aberaman, Aberdare, Rhondda Cynon Taff CF44 6RF. (CYM418187)
- THE SECRETARY OF STATE FOR WALES of Government Buildings, Ty Glas, Llanishen, Cardiff, CF4 5PL (WA754694)
- Walters Plant Hire Limited of Hirwaun House, Hirwaun Industrial Estate, Hirwaun, Aberdare CF44 9UL (CYM330385)
- Celtic Energy Limited of 9 Beddau Way, Castlegate Business Park, Caerphilly CF83 2AX (CYM 121613)
- The Welsh Ministers c/o The Director of Legal Services, Welsh Assembly Government, Crown Buildings, Cathays Park, Cardiff CF10 3NQ (CYM263631)
- National Assembly for Wales c/o The Director of Legal Services, Crown Buildings, Cathays Park, Cardiff CF10 3NQ (CYM278412)
- Dwr Cymru Cyfyngedig of Pentwyn Road, Nelson, Treharris CF46 6LY (CYM557196)
- Estates Departments, Rhondda Cynon Taf County Borough Council, Sardis House, Sardis Road, Pontypridd, CF37 1DU. (CYM76000)
- Richard Llewellyn Morgan of Hendre Fawr House, Mount Road, Rhigos, Aberdare CF44 9RJ (CYM462154)

- William John Davies of Nant-y-Wenynen, Ystradfellte, Aberdare CF44 9JD (WA319550)
- The Welsh Ministers c/o The Director of Legal Services, Welsh Assembly Government, Crown Buildings, Cathays Park, Cardiff CF10 3NQ (CYM263631)

PAC 2 Landowner:

Name	Name and address of contact
NRW	Southeast Planning Team, Rivers House, St Mellons Business Park, St Mellons, Cardiff, CF3 0EY Derek Stephens Derek.Stephen@cyfoethnaturiolcymru.gov.uk and James Laing James.Laing@cyfoethnaturiolcymru.gov.uk
Tower Colliery	Tony Shott tony.shott@towerregeneration.co.uk Tower Colliery, Treherbert Road, Rhigos, Aberdare, Mid Glamorgan, CF44 9UF

PAC 2

Dwr Cymru Welsh Water	Jason Bellis Jason.Bellis@dwrcymru.com Pentwyn Road, Nelson, Treharris, Mid Glamorgan, CF46 6LY
Walters Land Holding	Richard Walters Walters HQ, Hirwaun House, Hirwaun Industrial Estate, Hirwaun, Aberdare, CF44 9UL mail@walters-group.co.uk 01685815100

List of neighbours:

- (CYM395653) TOWER COLLIERY LIMITED (Co. Regn. No. 2997375) of Treherbert Road, Hirwaun, Aberdare CF44 9UF;
- Ifan Geraint Jenkins and Carol Ann Jenkins trading as A Morgan Farms of Ty Draw Farm, Rhigos CF44 9DX;
- (CYM418187) CELTIC ENERGY LIMITED (Co. Regn. No. 2997376) of Celtic Energy Ltd, Heol Ty Aberaman, Aberdare, Rhondda Cynon Taff CF44 6RF;
- (WA754694) THE SECRETARY OF STATE FOR WALES of Government Buildings, Ty Glas, Llanishen, Cardiff, CF4 5PL;
- (CYM330385) Walters Plant Hire Limited of Hirwaun House, Hirwaun Industrial Estate, Hirwaun, Aberdare CF44 9UL;
- (CYM 121613) Celtic Energy Limited of 9 Beddau Way, Castlegate Business Park, Caerphilly CF83 2AX;
- (CYM263631) The Welsh Ministers c/o The Director of Legal Services, Welsh Assembly Government, Crown Buildings, Cathays Park, Cardiff CF10 3NQ;
- (CYM278412) National Assembly for Wales c/o The Director of Legal Services, Crown Buildings, Cathays Park, Cardiff CF10 3NQ;
- (CYM557196) Dwr Cymru Cyfyngedig of Pentwyn Road, Nelson, Treharris CF46 6LY;
- (CYM76000) Estates Departments, Rhondda Cynon Taf County Borough Council, Sardis House, Sardis Road, Pontypridd, CF37 1DU;
- (CYM462154) Richard Llewellyn Morgan of Hendre Fawr House, Mount Road, Rhigos, Aberdare CF44 9RJ;
- (WA319550) William John Davies of Nant-y-Wenynen, Ystradfellte, Aberdare CF44 9JD;
- (CYM263631) The Welsh Ministers c/o The Director of Legal Services, Welsh Assembly Government, Crown Buildings, Cathays Park, Cardiff CF10 3NQ

APPENDIX D

Cover letters to owners and occupiers



w. www.cadnantplanning.co.uk
e. info@cadnantplanning.co.uk

1 Tŷ Connaught
Parc Busnes Riverside
Ffordd Benarth
Conwy LL32 8UB

Ff: 01492 581 800

Dyddiad: 15/02/2019

Ein Cyf: 2018.067

Annwyl berchennog/deiliaid,

PAR: Datblygiad arfaethedig ar dir ar Fynydd Rhigos a cyn safle Pwll Glo'r Tower, Ffordd Rhigos, Hirwaun.

Mae'n ofynnol i ni gynnal ymgynghoriad 28 diwrnod cyn cyflwyno ceisiadau cynllunio sylweddol i'r Awdurdod Cynllunio Lleol. Mae hyn yn caniatáu i aelodau o'r cyhoedd a ymgynghowyr statudol i gael mynediad i weld y cynlluniau a dogfennau cysylltiedig, mewn man cyhoeddus yng nghyffiniau'r safle neu ar-lein, a gwneud sylwadau am y cais a fydd wedyn yn cael eu hystyried cyn cyflwyno cais cynllunio ffurfiol.

Amgaeaf hysbysiad sy'n cynnwys yr holl wybodaeth am y datblygiad arfaethedig; manylion ar gyfer ble y gellwch weld y dogfennau; ac, sut i wneud sylwadau o fewn y cyfnod amser perthnasol.

Byddem yn ddiolchgar o dderbyn unrhyw sylwadau, yr ydych yn dymuno eu gwneud, ynglŷn â'r datblygiad hwn, trwy eu gyrru yn uniongyrchol i ni, ar y cyfeiriad neu gyfeiriad e-bost uchod erbyn 17 Mawrth 2019.

Os hoffech drafod unrhywbeth, peidiwch ag oedi i gysylltu â ni.

Yn gywir,

S. Edwards

Sioned Edwards MRTPI

Uwch Gynllunydd



w. www.cadnantplanning.co.uk
e. info@cadnantplanning.co.uk

1 Connaught House
Riverside Business Park
Benarth Road
Conwy LL32 8UB

t: 01492 581 800

Date: 15/02/2019

Our

Ref: 2018.067

Dear Owner / Occupier,

**RE: Proposed development on land at Rhigos Mountain and former Tower Colliery,
Rhigos Road, Hirwaun.**

We are required to conduct a 28-day consultation prior to submitting major planning applications to the Local Planning Authority. This is to allow members of the public and statutory consultees to be able to gain access to view the plans and associated documents online, and make comments about the application which will then be considered and addressed prior to submission.

Please find enclosed a notice which contains all of the information regarding the proposed development; where to view the documents; and, how to make comments within the relevant timescale.

We would be grateful to receive any comments, should you wish to make any, regarding this development, directly to us, at the above address or email address by the 17 March 2019.

If you wish to discuss anything, please do not hesitate to contact us.

Yours sincerely,

S. Edwards

Sioned Edwards MRTPI

Senior Planner



w. www.cadnantplanning.co.uk

e. info@cadnantplanning.co.uk

20 Tŷ Connaught
Parc Busnes Riverside
Ffordd Benarth
Conwy LL32 8UB

Ff: 01492 581 800

Dyddiad: 09/10/2019

Ein Cyf: 2018.067

Annwyl berchennog/deiliaid,

PAR: Datblygiad arfaethedig ar dir ar Fynydd Rhigos a cyn safle Pwll Glo'r Tower, Ffordd Rhigos, Hirwaun.

Nol yn mis Chwefror 2019, bu i Zip World ymgynghori ar gynllun arfaethedig ar gyfer datblygiad gwifrau zip ar y safle uchod. Bellach mae'r llwybr ar gyfer zip C wedi ei addasu ac felly rydym yn ail-ymgynghori ar y newid yma. Bwriedir i zip C orffen ar dir ar safle Pwll Glo'r Tower yn hytrach na ar dir i'r gorllewin o'r Pwll Glo. Mae gweddill y cynlluniau yn aros yr un fath a'r cynlluniau a ymgynghorwyd arnynt yng nghynt yn y flwyddyn.

Mae'n ofynnol i ni gynnal ymgynghoriad 28 diwrnod cyn cyflwyno ceisiadau cynllunio sylweddol i'r Awdurdod Cynllunio Lleol. Mae hyn yn caniatáu i aelodau o'r cyhoedd a ymgynghowyr statudol i gael mynediad i weld y cynlluniau a dogfennau cysylltiedig, mewn man cyhoeddus yng nghyffiniau'r safle neu ar-lein, a gwneud sylwadau am y cais a fydd wedyn yn cael eu hystyried cyn cyflwyno cais cynllunio ffurfiol.

Amgaeaf hysbysiad sy'n cynnwys yr holl wybodaeth am y datblygiad arfaethedig; manylion ar gyfer ble y gellwch weld y dogfennau; ac, sut i wneud sylwadau o fewn y cyfnod amser perthnasol.

Byddem yn ddiolchgar o dderbyn unrhyw sylwadau, yr ydych yn dymuno eu gwneud, ynglŷn â'r datblygiad hwn, trwy eu gyrru yn uniongyrchol i ni, ar y cyfeiriad neu gyfeiriad e-bost uchod erbyn 06 Tachwedd 2019. Os hoffech drafod unrhywbeth, peidiwch ag oedi i gysylltu â ni.

Yn gywir,

Sioned Edwards

Cynllunydd Cyswllt



w. www.cadnantplanning.co.uk
e. info@cadnantplanning.co.uk

20 Connaught House
Riverside Business Park
Benarth Road
Conwy LL32 8UB

t: 01492 581 800

Date: 09/10/2019

Our

Ref: 2018.067

Dear Owner / Occupier,

RE: Proposed development at land at Rhigos Mountain and former Tower Colliery, Rhigos Road, Hirwaun.

Back in February 2019, Zip World consulted on proposed plans for a zip wire development at the above site. By now, the route for zip C has been amended and therefore we are re-consulting on this change. Zip C now proposes to finish on land at Tower Colliery rather than on a field to the west of Tower Colliery. The remainder of the scheme remains unchanged as per the plans subject to consultation earlier this year.

We are required to conduct a 28-day consultation prior to submitting major planning applications to the Local Planning Authority. This is to allow members of the public and statutory consultees to be able to gain access to view the plans and associated documents online, and make comments about the application which will then be considered and addressed prior to submission.

Please find enclosed a notice which contains all of the information regarding the proposed development; where to view the documents; and, how to make comments within the relevant timescale.

We would be grateful to receive any comments, should you wish to make any, regarding this development, directly to us, at the above address or email address by the 06 November 2019.

If you wish to discuss anything, please do not hesitate to contact us.

Yours sincerely,

Sioned Edwards

Associate Planner

APPENDIX E

Community consultee letter

EMAIL COVER TEXT FOR LOCAL MEMBER

Annwyl Gyngorydd Graham Thomas,

Rydym yn ysgrifennu atoch chi fel yr Aelod Lleol Rhigos, i'ch hysbysu am Ymgynghoriad Cyn Cyflwyno cais am ddatblygiad arfaethedig ar **dir ar Fynydd Rhigos a cyn safle Pwll Glo'r Tower, Ffordd Rhigos, Hirwaun**.

Rhoddir rhybudd bod **Zip World Ltd** yn bwriadu cyflwyno cais cynllunio llawn ar gyfer codi tri chwrs gwifren zip (4 zip), gosod llawr caled, creu ffyrdd mynediad mewnol a llwybrau i gerddwyr, gosod safle caled, gosod cabanau dros dro a defnyddio tir ar gyfer parcio ceir.

Amgaeaf gopi o'r rhybudd y cyflwynir i chi. Gellwch archwilio copiau o'r canlynol:

- y cais arfaethedig;
- y cynlluniau; a
- dogfennau ategol eraill.

Ar-lein ar www.cadnantplanning.co.uk/ymgyngoriadau

Gallwch gyflwyno sylwadau drwy e-bost: PAC@cadnantplanning.co.uk neu drwy'r post i: Cadnant Planning, 1 Tŷ Connaught, Parc Busnes Riverside, Ffordd Benarth, Conwy, LL32 8UB; erbyn 17 Mawrth 2019.

Byddem yn croesawu y cyfle i drafod y cynnig yn fanylach gyda chi os yw hyn o ddiddordeb.

Edrychwn ymlaen i glywed ganddoch yn fuan.

Yn gywir,

EMAIL COVER TEXT FOR LOCAL MEMBER

Dear Councillor Graham Thomas,

We are writing to you as the Local Councillor for Rhigos, to notify you of a Pre-Application Consultation which is being held regarding proposed development on **land at Rhigos Mountain and former Tower Colliery, Rhigos Road, Hirwaun**.

Notice is given that **Zip World Ltd** is intending to apply for erection of three zip wire courses (4 zip lines), laying of hard standing, creation of internal access roads and pedestrian routes, temporary siting of cabins and use of land for car parking.

We enclose a copy of the notice served upon you. You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

online at www.cadnantplanning.co.uk/consultations

You can submit comments via email: PAC@cadnantplanning.co.uk or by post to: Cadnant Planning, 1 Connaught House, Riverside Business Park, Benarth Road, Conwy, LL32 8UB; by 17 March 2019.

We would welcome an opportunity to discuss the proposals in more detail with you if this is of interest.

We look forward to hearing from you in due course.

Yours sincerely,

EMAIL COVER TEXT FOR TOWN/COMMUNITY COUNCIL

We write to you as the Clerk of Rhigos Community Council, to notify you of a Pre-Application Consultation which is being held regarding proposed development on **land at Rhigos Mountain and former Tower Colliery, Rhigos Road, Hirwaun.**

Notice is given that **Zip World Ltd** is intending to apply for erection of three zip wire courses (4 zip lines), laying of hard standing, creation of internal access roads and pedestrian routes, temporary siting of cabins and use of land for car parking.

We enclose a copy of the notice served upon you. You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

online at www.cadnantplanning.co.uk/consultations

You can submit comments via email: PAC@cadnantplanning.co.uk or by post to: Cadnant Planning, 1 Connaught House, Riverside Business Park, Benarth Road, Conwy, LL32 8UB by 17 March 2019.

We would welcome an opportunity to discuss the proposals in more detail with the Community Council if this is of interest.

We look forward to hearing from you in due course.

Yours sincerely,

EMAIL COVER TEXT FOR TOWN/COMMUNITY COUNCIL

Annwyl Susan Harvey Powell,

Rydym yn ysgrifennu atoch chi fel Clerc Cyngor Cymuned Rhigos, i'ch hysbysu am Ymgynghoriad Cyn Cyflwyno cais am ddatblygiad arfaethedig ar **dir ar Fynydd Rhigos a cyn safle Pwll Glo'r Tower, Ffordd Rhigos, Hirwaun.**

Rhoddir rhybudd bod **Zip World Ltd** yn bwriadu cyflwyno cais cynllunio llawn ar gyfer codi tri chwrs gwifren zip (4 zip), gosod llawr caled, creu ffyrdd mynediad mewnol a llwybrau i gerddwyr, gosod safle caled, gosod cabanau dros dro a defnyddio tir ar gyfer parcio ceir.

Amgaeaf gopi o'r rhybudd y cyflwynir i chi. Gellwch archwilio copiau o'r canlynol:

- y cais arfaethedig;
- y cynlluniau; a
- dogfennau ategol eraill.

Ar-lein ar www.cadnantplanning.co.uk/ymgyngoriadau

Gallwch gyflwyno sylwadau drwy e-bost: PAC@cadnantplanning.co.uk neu drwy'r post i: Cadnant Planning, 1 Tŷ Connaught, Parc Busnes Riverside, Ffordd Benarth, Conwy, LL32 8UB; erbyn 17 Mawrth 2019.

Byddem yn croesawu y cyfle i drafod y cynnig yn fanylach gyda chi os yw hyn o ddiddordeb.

Edrychwn ymlaen i glywed ganddoch yn fuan.

Yn gywir,

EMAIL COVER TEXT FOR LOCAL MEMBER

Annwyl Gyngorydd Graham Thomas,

Rydym yn ysgrifennu atoch chi fel yr Aelod Lleol Rhigos, i'ch hysbysu am Ymgynghoriad Cyn Cyflwyno cais am ddatblygiad arfaethedig ar **dir ar Fynydd Rhigos a cyn safle Pwll Glo'r Tower, Ffordd Rhigos, Hirwaun**.

Nol yn mis Chwefror 2019, bu i Zip World ymgynghori ar gynllun arfaethedig ar gyfer datblygiad gwifrau zip ar y safle uchod. Bellach mae'r llwybr ar gyfer zip C wedi ei addasu ac felly rydym yn ail-ymgynghori ar y newid yma. Bwriedir i zip C orffen ar dir ar safle Pwll Glo'r Tower yn hytrach na ar dir i'r gorllewin o'r Pwll Glo. Mae gweddill y cynlluniau yn aros yr un fath a'r cynlluniau a ymgynghorwyd arnynt yng nghynt yn y flwyddyn.

Rhoddir rhybudd bod **Zip World Ltd** yn bwriadu cyflwyno cais cynllunio llawn ar gyfer codi tri chwrs gwifren zip (4 zip), gosod llawr caled, creu ffyrdd mynediad mewnol a llwybrau i gerddwyr, gosod safle caled, gosod cabanau dros dro a defnyddio tir ar gyfer parcio ceir.

Amgaeaf gopi o'r rhybudd y cyflwynir i chi. Gellwch archwilio copiau o'r canlynol:

- y cais arfaethedig;
- y cynlluniau; a
- dogfennau ategol eraill.

Ar-lein ar www.cadnantplanning.co.uk/ymgynghoriadau

Gallwch gyflwyno sylwadau drwy e-bost: PAC@cadnantplanning.co.uk neu drwy'r post i: Cadnant Planning, 20 Tŷ Connaught, Parc Busnes Riverside, Ffordd Benarth, Conwy, LL32 8UB; erbyn 06 Tachwedd 2019.

Byddem yn croesawu y cyfle i drafod y cynnig yn fanylach gyda chi os yw hyn o ddiddordeb.

Edrychwn ymlaen i glywed ganddoch yn fuan.

Yn gywir,

Dear Councillor Graham Thomas,

We are writing to you as the Local Councillor for Rhigos, to notify you of a Pre-Application Consultation which is being held regarding proposed development on **land at Rhigos Mountain and former Tower Colliery, Rhigos Road, Hirwaun**.

Back in February 2019, Zip World consulted on proposed plans for a zip wire development at the above site. By now, the route for zip C has been amended and therefore we are re-consulting on this change. Zip C now proposes to finish on land at Tower Colliery rather than on a field to the west of Tower Colliery. The remainder of the scheme remains unchanged as per the plans subject to consultation earlier this year.

Notice is given that **Zip World Ltd** is intending to apply for erection of three zip wire courses (4 zip lines), laying of hard standing, creation of internal access roads and pedestrian routes, temporary siting of cabins and use of land for car parking.

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- the proposed application;
- the plans; and
- other supporting documents

online at www.cadnantplanning.co.uk/consultations

You can submit comments via email: PAC@cadnantplanning.co.uk or by post to: Cadnant Planning, 20 Connaught House, Riverside Business Park, Benarth Road, Conwy, LL32 8UB; by 06 November 2019.

We would welcome an opportunity to discuss the proposals in more detail with you if this is of interest.

We look forward to hearing from you in due course.

Yours sincerely,

Annwyl **NAME**,

Rydym yn ysgrifennu atoch chi fel Clerc Cyngor Cymuned Rhigos/ Cyngor Cymuned Hirwaun a Phenderyn, i'ch hysbysu am Ymgynghoriad Cyn Cyflwyno cais am ddatblygiad arfaethedig ar **dir ar Fynydd Rhigos a cyn safle Pwll Glo'r Tower, Ffordd Rhigos, Hirwaun**.

Nol yn mis Chwefror 2019, bu i Zip World ymgynghori ar gynllun arfaethedig ar gyfer datblygiad gwifrau zip ar y safle uchod. Bellach mae'r llwybr ar gyfer zip C wedi ei addasu ac felly rydym yn ail-ymgynghori ar y newid yma. Bwriedir i zip C orffen ar dir ar safle Pwll Glo'r Tower yn hytrach na ar dir i'r gorllewin o'r Pwll Glo. Mae gweddill y cynlluniau yn aros yr un fath a'r cynlluniau a ymgynghorwyd arnynt yng nghynt yn y flwyddyn.

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Amgaeaf gopi o'r rhybudd y cyflwynir i chi. Gellwch archwilio copiau o'r canlynol:

- y cais arfaethedig;
- y cynlluniau; a
- dogfennau ategol eraill.

Ar-lein ar www.cadnantplanning.co.uk/ymgynghoriadau

Gallwch gyflwyno sylwadau drwy e-bost: PAC@cadnantplanning.co.uk neu drwy'r post i: Cadnant Planning, 20 Tŷ Connaught, Parc Busnes Riverside, Ffordd Benarth, Conwy, LL32 8UB; erbyn 06 Tachwedd 2019.

Byddem yn croesawu y cyfle i drafod y cynnig yn fanylach gyda chi os yw hyn o ddiddordeb.

Edrychwn ymlaen i glywed ganddoch yn fuan.

Yn gywir,

EMAIL COVER TEXT FOR TOWN/COMMUNITY COUNCIL

We write to you as the Clerk of Rhigos Community Council/Hirwaun and Penderyn Community Council, to notify you of a Pre-Application Consultation which is being held regarding proposed development on **land at Rhigos Mountain and former Tower Colliery, Rhigos Road, Hirwaun.**

Back in February 2019, Zip World consulted on proposed plans for a zip wire development at the above site. By now, the route for zip C has been amended and therefore we are re-consulting on this change. Zip C now proposes to finish on land at Tower Colliery rather than on a field to the west of Tower Colliery. The remainder of the scheme remains unchanged as per the plans subject to consultation earlier this year.

Notice is given that **Zip World Ltd** is intending to apply for erection of three zip wire courses (4 zip lines), laying of hard standing, creation of internal access roads and pedestrian routes, temporary siting of cabins and use of land for car parking.

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- the proposed application;
- the plans; and
- other supporting documents

online at www.cadnantplanning.co.uk/consultations

You can submit comments via email: PAC@cadnantplanning.co.uk or by post to: Cadnant Planning, 20 Connaught House, Riverside Business Park, Benarth Road, Conwy, LL32 8UB by 06 November 2019.

We would welcome an opportunity to discuss the proposals in more detail with the Community Council if this is of interest.

We look forward to hearing from you in due course.

Yours sincerely,

APPENDIX F

Identified specialist consultees

	Relevant Specialist Consultees		
Para	Description of Development	Consultee	Yes or N/A. Give reason(s).
(a)	Development likely to affect land in the area of another local planning authority	The local planning authority	Brecon Beacons National Park Authority planning.enquiries@beacons-npa.gov.uk Neath Port Talbot Council planning@npt.gov.uk
(b)	Development, in relation to which an application for planning permission has been made to the Welsh Ministers under section 293A of the 1990 Act(1) (urgent Crown development: application), where that development is likely to affect land in the area of a community council	The community council	No
(c)	Development within an area which has been notified to the local planning authority by the Health and Safety Executive for the purpose of this provision because of the presence within the vicinity of toxic, highly reactive, explosive or inflammable substances (otherwise than on a relevant nuclear site) and which involves the provision of— (i) residential accommodation; (ii) more than 250 square metres of retail floor space; (iii) more than 500 square metres of office floor space; or (iv) more than 750 square metres of floor space to be used for an industrial process, or which is otherwise likely to result in a material increase in the number of persons working within or visiting the notified area	The Health and Safety Executive	No
(d)	Development within an area which has been notified to the local planning authority by the Office for Nuclear Regulation for the purpose	The Office for Nuclear Regulation	No

	of this provision because of the presence within the vicinity of toxic, highly reactive, explosive or inflammable substances on a relevant nuclear site and which involves the provision of— (i) residential accommodation; (ii) more than 250 square metres of retail floor space; (iii) more than 500 square metres of office floor space; or (iv) more than 750 square metres of floor space to be used for an industrial process, or which is otherwise likely to result in a material increase in the number of persons working within or visiting the notified area		
(e)	Development likely to result in a material increase in the volume or a material change in the character of traffic— (i) entering or leaving a trunk road; or (ii) using a level crossing over a railway	The Welsh Ministers The operator of the network which includes or consists of the railway in question, and the Welsh Ministers	No
(f)	Development likely to result in a material increase in the volume or a material change in the character of traffic entering or leaving a classified road or proposed highway	The local highway authority concerned	Yes Rhondda Cynon Taf County Borough Council Highways Development Control HDC@rctcbc.gov.uk
(g)	Development likely to prejudice the improvement or construction of a classified road or proposed highway	The local highway authority concerned	No

(h)	Development involving— (i) the formation, laying out or alteration of any means of access to a highway (other than a trunk road); or (ii) the construction of a highway or private means of access to premises affording access to a road in relation to which a toll order is in force	The local highway authority concerned and in the case of a road subject to a concession, the concessionaire	No
(i)	Development which consists of or includes the laying out or construction of a new street	The local highway authority	No
(j)	Development, other than householder development, within an area which has been notified for the purpose of this provision to the local planning authority by the Coal Authority because of the presence of land instability risks from coal mining	The Coal Authority	planningconsultation@coal.gov.uk
(k)	Development involving or including mining operations	The Natural Resources Body for Wales	No
(l)	(i) Development which has a direct physical impact on a scheduled monument. (ii) Development likely to be visible from a scheduled monument and which meets one of the following criteria- a) it is within a distance of 0.5 kilometres from any point of the perimeter of a scheduled monument; b) it is within a distance of 1 kilometre from the perimeter of a scheduled monument and is 15 metres or more in height, or has an area of 0.2 hectares or more;	The Welsh Ministers	CADW1@gov.wales

	c) it is within a distance of 2 kilometres from the perimeter of a scheduled monument and is 50 metres or more in height, or has an area of 0.5 hectares or more; d) it is within a distance of 3 kilometres from the perimeter of a scheduled monument and is 75 metres or more in height, or has an area of 1 hectare or more; or e) it is within a distance of 5 kilometres from the perimeter of a scheduled monument and is 100 metres or more in height, or has an area of 1 hectare or more. (iii) Development likely to affect the site of a registered historic park or garden or its setting; (iv) Development within a registered historic landscape that requires an Environmental Impact Assessment; or (v) Development likely to have an impact on the outstanding universal value of a World Heritage Site.		
(m)	Development involving the carrying out of works or operations in the bed of or on the banks of a river or stream	The Natural Resources Body for Wales	No
(n)	Development for the purpose of refining or storing mineral oils and their derivatives	The Natural Resources Body for Wales	No
(o)	Development relating to the retention, treatment or disposal of sewage, trade-waste, slurry or sludge (other than the laying of sewers, the construction of pumphouses in a line of sewers, the construction of	The Natural Resources Body for Wales	Yes southeastplanning@cyfoethnaturiolcymru.gov.uk

	septic tanks and cesspools serving single dwellinghouses or single caravans or single buildings in which not more than ten people will normally reside, work or congregate, and works ancillary thereto)		
(p)	Development relating to the use of land as a cemetery	The Natural Resources Body for Wales The water and sewerage undertaker concerned	No
(q)	Development— (i) in or likely to affect a site of special scientific interest; or N/A (ii) within an area which has been notified to the local planning authority by the Natural Resources Body for Wales and which is within two kilometres, of a site of special scientific interest, of which notification has been given, or has effect as if given, to the local planning authority by the Natural Resources Body for Wales, in accordance with section 28 of the Wildlife and Countryside Act 1981 (sites of special scientific interest) as applied in Wales by section 27AA of that Act(1) N/A	The Natural Resources Body for Wales	Yes southeastplanning@cyfoethnaturiolcymru.gov.uk
(r)	Development involving – (i) any land on which there is a theatre; (ii) residential development (excluding householder development) within 50 metres of a theatre (not falling within paragraph (i)); or (iii) a proposed theatre.	The Theatres Trust	No

(s)	Development which is not for agricultural purposes, is not in accordance with the provisions of a development plan and involves— (i) the loss of not less than 20 hectares of grades 1, 2 or 3a agricultural land which is for the time being used (or was last used) for agricultural purposes; or (ii) the loss of less than 20 hectares of grades 1, 2 or 3a agricultural land which is for the time being used (or was last used) for agricultural purposes, in circumstances in which the development is likely to lead to a further loss of agricultural land amounting cumulatively to 20 hectares or more	The Welsh Ministers	No
(t)	Development within 250 metres of land which— (i) is or has, at any time in the 30 years before the relevant application, been used for the deposit of refuse or waste; and (ii) has been notified to the local planning authority by the Natural Resources Body for Wales for the purposes of this provision	The Natural Resources Body for Wales	No
(u)	Development which— (i) is likely to prejudice the use, or lead to the loss of use, of land being used as a playing field; or (ii) is on land which has been: (aa) used as a playing field at any time in the 5 years before the making of the relevant application and which remains undeveloped; or (bb) allocated for use as a playing field in a development plan or in proposals for such a plan or its alteration or replacement; or (iii) involves the replacement of the grass surface of a playing pitch on a playing field with an artificial, man-made or composite surface	The Sports Council for Wales(1)	No

(v)	Development likely to affect— (i) any inland waterway (whether natural or artificial) or reservoir owned or managed by the Canal & River Trust; or (ii) any canal feeder channel, watercourse, let off or culvert, which is within an area which has been notified for the purposes of this provision to the local planning authority by the Canal & River Trust	The Canal & River Trust	No
(w)	Development— (i) involving the siting of new establishments; (ii) consisting of modifications to existing establishments covered by Article 11 of Directive 2012/18/EU(2); or (iii) which is new, including transport routes, locations of public use and residential areas in the vicinity of existing establishments, where the siting or development may be the source of or increase the risk or consequences of a major accident	The control of major accident hazards competent authority.	No
(x)	Development – (i) on land designated as Flood Zone C2; (ii) involving or including emergency services development or highly vulnerable development on land designated as Flood Zone C1 or on land that has been notified to the local planning authority by the Natural Resources Body for Wales for the purpose of this provision.	The Natural Resources Body for Wales	No
(y)	Development— (i) involving new residential development (including single units); and (ii) which is major development not falling within paragraph (i).	The water and sewerage undertaker concerned	No

PAC 2

Para.	Issue	Description of development	Consultee	Is there a need to consult?	Identified consultee
(a)	Land in another LPA	Development likely to affect land in the area of another local planning authority	The local planning authority	Yes	Brecon Beacons National Park Authority planning.enquiries@beacons-npa.gov.uk Neath Port Talbot Council planning@npt.gov.uk
(b)	Urgent Crown development application on community council land	Development, in relation to which an application for planning permission has been made to the Welsh Ministers under section 293A of the 1990 Act(1) (urgent Crown development: application), where that development is likely to affect land in the area of a community council	The community council	No	
(c)	Area identified by HSE	Development within an area which has been notified to the local planning authority by the Health and Safety Executive for the purpose of this provision because of the presence within the vicinity of toxic, highly reactive, explosive or inflammable substances (otherwise than on a relevant nuclear site) and which involves the provision of— (i) residential accommodation; (ii) more than 250 square metres of retail floor space; (iii) more than 500 square metres of office floor space; or	The Health and Safety Executive	No	

		(iv) more than 750 square metres of floor space to be used for an industrial process, or which is otherwise likely to result in a material increase in the number of persons working within or visiting the notified area			
(d)	Area notified by the ONR	Development within an area which has been notified to the local planning authority by the Office for Nuclear Regulation for the purpose of this provision because of the presence within the vicinity of toxic, highly reactive, explosive or inflammable substances on a relevant nuclear site and which involves the provision of— (i) residential accommodation; (ii) more than 250 square metres of retail floor space; (iii) more than 500 square metres of office floor space; or (iv) more than 750 square metres of floor space to be used for an industrial process, or which is otherwise likely to result in a material increase in the number of persons working within or visiting the notified area	The Office for Nuclear Regulation	No	
(e)	Trunk Road or Level Crossing	Development likely to result in a material increase in the volume or a material change in the character of traffic— (i) entering or leaving a trunk road ; or (ii) using a level crossing over a railway	The Welsh Ministers The operator of the network which includes or consists of the railway in question, and	Yes	enquiries@southwales-tra.gov.uk

PAC 2

			the Welsh Ministers		
(f)	Classified highway	Development likely to result in a material increase in the volume or a material change in the character of traffic entering or leaving a classified road or proposed highway	The local highway authority concerned	Yes	Rhondda Cynon Taf County Borough Council Highways Development Control HDC@rctcbc.gov.uk
(g)	Prejudice improvement or construction of highway	Development likely to prejudice the improvement or construction of a classified road or proposed highway	The local highway authority concerned	No	
(h)	Alterations to access Toll order	Development involving— (i) the formation, laying out or alteration of any means of access to a highway (other than a trunk road); or (ii) the construction of a highway or private means of access to premises affording access to a road in relation to which a toll order is in force	The local highway authority concerned and in the case of a road subject to a concession, the concessionaire	No	
(i)	New street	Development which consists of or includes the laying out or construction of a new street	The local highway authority	No	
(j)	Coal mining	Development, other than householder development, within an area which has been notified for the purpose of this provision to the	The Coal Authority	Yes	planningconsultation@coal.gov.uk

		local planning authority by the Coal Authority because of the presence of land instability risks from coal mining			
(k)	Mining operations	Development involving or including mining operations	The Natural Resources Body for Wales	No	
(l)	Scheduled monument	(i) Development which has a direct physical impact on a scheduled monument. (ii) Development likely to be visible from a scheduled monument and which meets one of the following criteria- a) it is within a distance of 0.5 kilometres from any point of the perimeter of a scheduled monument; b) it is within a distance of 1 kilometre from the perimeter of a scheduled monument and is 15 metres or more in height, or has an area of 0.2 hectares or more; c) it is within a distance of 2 kilometres from the perimeter of a scheduled monument and is 50 metres or more in height, or has an area of 0.5 hectares or more; d) it is within a distance of 3 kilometres from the perimeter of a scheduled monument and is 75 metres or more in height, or has an area of 1 hectare or more; or e) it is within a distance of 5 kilometres from the perimeter of a scheduled monument and is 100 metres or more in height, or has an area of 1 hectare or more. (iii) Development likely to affect the site of a registered historic park or garden or its setting;	The Welsh Ministers	Yes	CADW1@gov.wales Cadw Scheduled Monuments contact Jonathan.Berry@gov.wales

PAC 2

		(iv) Development within a registered historic landscape that requires an Environmental Impact Assessment; or (v) Development likely to have an impact on the outstanding universal value of a World Heritage Site.			
(m)	Bed or bank of river	Development involving the carrying out of works or operations in the bed of or on the banks of a river or stream	The Natural Resources Body for Wales	No	
(n)	Refining or storing mineral oils	Development for the purpose of refining or storing mineral oils and their derivatives	The Natural Resources Body for Wales	No	
(o)	Retention, treatment or disposal of sewage, trade-waste, slurry or sludge	Development relating to the retention, treatment or disposal of sewage, trade-waste, slurry or sludge (other than the laying of sewers, the construction of pumphouses in a line of sewers, the construction of septic tanks and cesspools serving single dwellinghouses or single caravans or single buildings in which not more than ten people will normally reside, work or congregate, and works ancillary thereto)	The Natural Resources Body for Wales	Yes	southeastplanning@cyfoethnaturiolcymru.gov.uk
(p)	Cemetery	Development relating to the use of land as a cemetery	The Natural Resources Body for Wales The water and sewerage	No	

			undertaker concerned		
(q)	SSSI	Development— (i) in or likely to affect a site of special scientific interest ; or (ii) within an area which has been notified to the local planning authority by the Natural Resources Body for Wales and which is within two kilometres, of a site of special scientific interest, of which notification has been given, or has effect as if given, to the local planning authority by the Natural Resources Body for Wales, in accordance with section 28 of the Wildlife and Countryside Act 1981 (sites of special scientific interest) as applied in Wales by section 27AA of that Act(1) N/A	The Natural Resources Body for Wales	Yes	southeastplanning@cyfoethnaturiolcymru.gov.uk
(r)	Theatre	Development involving – (i) any land on which there is a theatre ; (ii) residential development (excluding householder development) within 50 metres of a theatre (not falling within paragraph (i)); or (iii) a proposed theatre.	The Theatres Trust	No	
(s)	Loss of agricultural land	Development which is not for agricultural purposes, is not in accordance with the provisions of a development plan and involves— (i) the loss of not less than 20 hectares of grades 1, 2 or 3a agricultural land which is for the time being used (or was last used) for agricultural purposes; or (ii) the loss of less than 20 hectares of grades 1, 2 or 3a agricultural land which is for the time being used (or was last used) for	The Welsh Ministers	No	

PAC 2

		agricultural purposes, in circumstances in which the development is likely to lead to a further loss of agricultural land amounting cumulatively to 20 hectares or more			
(t)	Land used for refuse or waste	Development within 250 metres of land which— (i) is or has, at any time in the 30 years before the relevant application, been used for the deposit of refuse or waste ; and (ii) has been notified to the local planning authority by the Natural Resources Body for Wales for the purposes of this provision	The Natural Resources Body for Wales	No	
(u)	Loss of Playing fields	Development which— (i) is likely to prejudice the use, or lead to the loss of use, of land being used as a playing field ; or (ii) is on land which has been: (aa) used as a playing field at any time in the 5 years before the making of the relevant application and which remains undeveloped; or (bb) allocated for use as a playing field in a development plan or in proposals for such a plan or its alteration or replacement; or (iii) involves the replacement of the grass surface of a playing pitch on a playing field with an artificial, man-made or composite surface	The Sports Council for Wales(1)	No	
(v)	Canals	Development likely to affect— (i) any inland waterway (whether natural or artificial) or reservoir owned or managed by the Canal & River Trust ; or (ii) any canal feeder channel, watercourse, let off or culvert, which is within an area which has been notified for the purposes of this provision to the local planning authority by the Canal & River Trust	The Canal & River Trust	No	

PAC 2

(w)	Source of or increase the risk or consequences of a major accident	Development— (i) involving the siting of new establishments; (ii) consisting of modifications to existing establishments covered by Article 11 of Directive 2012/18/EU(2); or (iii) which is new, including transport routes, locations of public use and residential areas in the vicinity of existing establishments, where the siting or development may be the source of or increase the risk or consequences of a major accident	The control of major accident hazards competent authority.	No	
(x)	Flood zone	Development – (i) on land designated as Flood Zone C2; (ii) involving or including emergency services development or highly vulnerable development on land designated as Flood Zone C1 or on land that has been notified to the local planning authority by the Natural Resources Body for Wales for the purpose of this provision.	The Natural Resources Body for Wales	No	
(y)	Residential development	Development— (i) involving new residential development (including single units); and (ii) which is major development not falling within paragraph (i).	The water and sewerage undertaker concerned	No	

GGAT Planning planning@ggat.org.uk

APPENDIX G

Specialist consultee cover email and Notice under
Schedule 1C

EMAIL COVER TEXT FOR SPECIALIST CONSULTEES

Annwyl Syr / Madam,

Rydym yn ysgrifennu atoch fel ymgynghorai statudol perthnasol fel y nodir yn Atodlen 4 (pwynt **y**) (Erthyglau) o'r Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) (Diwygio) 2016.

Gweler ynghlwm hysbysiad o'r hymgyngoriad. Mae'n ymwneud â 'Ymgynghoriadau cyn cael caniatâd' am ddatblygiad arfaethedig ar **dir ar Fynydd Rhigos a cyn safle Pwll Glo'r Tower, Ffordd Rhigos, Hirwaun**.

Rhoddir rhybudd bod **Zip World Ltd** yn bwriadu cyflwyno cais cynllunio llawn ar gyfer codi tri chwrs gwifren zip (4 zip), gosod llawr caled, creu ffyrdd mynediad mewnol a llwybrau i gerddwyr, gosod safle caled, gosod cabanau dros dro a defnyddio tir ar gyfer parcio ceir.

Mae'r ddolen isod yn mynd â chi yn uniongyrchol i'r dogfennau perthathol ar-lein.

<http://www.cadnantplanning.co.uk/ymgyngoriadau>

Fel ymgynghorai statudol, mae dyletswydd arnoch i ymateb i'r ymgynghoriad cyn ymgeisio (2E, GRDD 2016), fel a ganlyn:

(1) Rhaid i ymgynghorai arbenigol, yr ymgynghorwyd ag ef yn unol â darpariaethau adran 61Z (4) o Ddeddf 1990, ddarparu ymateb o sylwedd o fewn cyfnod o 28 diwrnod sy'n dechrau gyda'r diwrnod y rhoddir yr hysbysiad y cyfeirir ato yn erthygl 2D (3) neu pa bynnag gyfnod arall a gytunir mewn ysgriflen rhwng yr ymgynghorai arbenigol a'r ceisydd.

(2) At ddibenion yr erthygl hon, ymateb o sylwedd yw ymateb sydd yn—

(a) datgan nad oes gan yr ymgynghorai arbenigol unrhyw sylw i'w wneud;

(b) datgan nad oes gan yr ymgynghorai arbenigol wrthwynebiad i'r datblygiad arfaethedig ac yn cyfeirio'r ceisydd at y cyngor sefydlog cyfredol gan yr ymgynghorai arbenigol ar destun yr ymgynghoriad;

(c) rhoi gwybod i'r ceisydd am unrhyw bryderon a ganfuwyd ynglŷn â'r datblygiad arfaethedig a sut y gellir mynd i'r afael â'r pryderon hynny; neu

(ch) rhoi gwybod i'r ceisydd fod gan yr ymgynghorai arbenigol bryderon ac y byddai'n gwrthwynebu cais am ganiatâd cynllunio a wneid ar yr un telerau neu delerau o'r un sylwedd, ac yn nodi'r rhesymau am y gwrthwynebiadau hynny.

Os nad ydych yn gallu ymateb o fewn yr amserlen hwn, byddem yn ddiolchgar petaech yn cysylltu â ni i drafod a chytuno estyniad amser tu hwnt i'r 28 diwrnod o ddyddiad yr e-bost hwn.

Os y cewch unrhyw drafferth cael mynediad i'r dogfennau, byddem yn ddiolchgar pe gallech roi gwybod i ni cyn gynted ag y bo modd.

EMAIL COVER TEXT FOR SPECIALIST CONSULTEES

Os oes gennych unrhyw ymholiadau neu os hoffech drafod unrhyw elfen o'r dogfennau Ymgynghoriad Cyn-Ymgeisio, peidiwch ag oedi i gysylltu â ni. Edrychwn ymlaen i glywed gennych yn fuan.

Yn gywir

EMAIL COVER TEXT FOR SPECIALIST CONSULTEES

Dear Sir / Madam,

We are writing to you as a relevant specialist consultee as identified in Schedule 4 (**point I**) (Articles) of The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.

Please find attached notice of the consultation. This relates to 'Consultations Before the Grant of Permission'. We wish to notify you of a Pre-Application Consultation which we are holding in order to consult with you upon proposed development on **land at Rhigos Mountain and former Tower Colliery, Rhigos Road, Hirwaun**.

Notice is given that **Zip World Ltd** is intending to apply for erection of three zip wire courses (4 zip lines), laying of hard standing, creation of internal access roads and pedestrian routes, temporary siting of cabins and use of land for car parking.

The link below will take you directly to the files online.

<http://www.cadnantplanning.co.uk/consultations>

As a statutory consultee, there is a duty to respond to pre-application consultation (2E, DMPO 2016):

"(1) A specialist consultee, consulted in accordance with the provisions of section 61Z (4) of the 1990 Act, must provide a substantive response within 28 days beginning with the day on which the notice referred to in article 2D (3) is given or such other period as may be agreed in writing between the specialist consultee and the applicant.

(2) For the purposes of this article, a substantive response is one which—

(a) states that the specialist consultee has no comment to make;

(b) states that the specialist consultee has no objection to the proposed development and refers the applicant to current standing advice by the specialist consultee on the subject of the consultation;

(c) advises the applicant of any concerns identified in relation to the proposed development and how those concerns can be addressed; or

(d) advises the applicant that the specialist consultee has concerns and that it would object to an application for planning permission made in the same or substantially the same terms and sets out the reasons for those objections."

If you are unable to respond within this timeframe, please do contact us to discuss an extension of time beyond 28 days of the date of this email.

If you have any issues viewing the documents on our webpage, we would be grateful if you could notify us as soon as possible.

If you have any queries or if you would like to clarify any aspect of the suite of Pre-Application Consultation documents, please do not hesitate to contact us. We look forward to hearing from you in due course.

Yours sincerely,

ATODLEN 1C - ERTHYGL 2D - YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO - GORCHYMYN CYNLLUNIO GWLAD A THREF (GWEITHDREFNAU RHEOLI DATBLYGU) (CYMRU) 2012

Mae'r hysbysiad hwn yn cynnwys cais ffurfiol am ymateb i'r ymgynghoriad cyn-ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) 2012.

Datblygiad arfaethedig ar dir ar Fynydd Rhigos a cyn safle Pwll Glo'r Tower, Ffordd Rhigos, Hirwaun.

Rhoddir rhybudd bod Zip World Ltd yn bwriadu gwneud cais am ganiatâd cynllunio llawn ar gyfer codi tri chwrs gwifren zip (4 zip), gosod llawr caled, creu ffyrdd mynediad mewnol a llwybrau i gerddwyr, gosod safle caled, gosod cabanau dros dro a defnyddio tir ar gyfer parcio ceir.

Mae copi o'r cais arfaethedig; cynlluniau; a dogfennau ategol eraill ynghlwm/ar gael ar-lein ar www.cadnantplanning.co.uk/ymgyngoriadau.

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon yr ymatebion i'r ymgynghoriad at y canlynol:

E-bost: PAC@cadnantplanning.co.uk

Post: Cadnant Planning
1 Tŷ Connaught
Parc Busnes Riverside
Ffordd Benarth
Conwy
LL32 8UB

Ar-lein: www.cadnantplanning.co.uk/consultations

Erbyn: **17 Mawrth 2019**

Arwyddwyd: *S. Edwards*

Sioned Edwards MRTPI

Dyddiad: 15/02/2019

SCHEDULE 1C - ARTICLE 2D - CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION - TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURES) (WALES) ORDER 2012

This notice comprises a formal request for a pre-application consultation response under Article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Proposed development on land at Rhigos Mountain and former Tower Colliery, Rhigos Road, Hirwaun.

I give notice that Zip World Ltd is intending to apply for erection of three zip wire courses (4 zip lines), laying of hard standing, creation of internal access roads and pedestrian routes, temporary siting of cabins and use of land for car parking.

A copy of the proposed application; plans; and other supporting documents can be viewed online at www.cadnantplanning.co.uk/consultations .

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to:

Email at: PAC@cadnantplanning.co.uk

Writing at: Cadnant Planning
1 Connaught House
Riverside Business Park
Benarth Road
Conwy
LL32 8UB

Online at: www.cadnantplanning.co.uk/consultations

By date: 17 March 2019

Signed: S. Edwards
Sioned Edwards MRTPI
Date: 15/02/2019

Annwyl Syr / Madam,

Rydym yn ysgrifennu atoch fel ymgynghorai statudol perthnasol fel y nodir yn Atodlen 4 (pwynt y) (Erthyglau) o'r Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) (Diwygio) 2016.

Gweler ynghlwm hysbysiad o'r hymgyngoriad. Mae'n ymwneud â 'Ymgynghoriadau cyn cael caniatâd' am ddatblygiad arfaethedig ar **dir ar Fynydd Rhigos a cyn safle Pwll Glo'r Tower, Ffordd Rhigos, Hirwaun**.

Nol yn mis Chwefror 2019, bu i Zip World ymgynghori ar gynllun arfaethedig ar gyfer datblygiad gwifrau zip ar y safle uchod. Bellach mae'r llwybr ar gyfer zip C wedi ei addasu ac felly rydym yn ail-ymgynghori ar y newid yma. Bwriedir i zip C orffen ar dir ar safle Pwll Glo'r Tower yn hytrach na ar dir i'r gorllewin o'r Pwll Glo. Mae gweddill y cynlluniau yn aros yr un fath a'r cynlluniau a ymgynghorwyd arnynt yng nghynt yn y flwyddyn.

Rhoddir rhybudd bod **Zip World Ltd** yn bwriadu cyflwyno cais cynllunio llawn ar gyfer codi tri chwrw gwifren zip (4 zip), gosod llawr caled, creu ffyrdd mynediad mewnol a llwybrau i gerddwyr, gosod safle caled, gosod cabanau dros dro a defnyddio tir ar gyfer parcio ceir.

Mae'r ddolen isod yn mynd â chi yn uniongyrchol i'r dogfennau perthathol ar-lein.

<http://www.cadnantplanning.co.uk/ymgynghoriadau>

Fel ymgynghorai statudol, mae dyletswydd arnoch i ymateb i'r ymgynghoriad cyn ymgeisio (2E, GRDD 2016), fel a ganlyn:

(1) Rhaid i ymgynghorai arbenigol, yr ymgynghorwyd ag ef yn unol â darpariaethau adran 61Z (4) o Ddeddf 1990, ddarparu ymateb o sylwedd o fewn cyfnod o 28 diwrnod sy'n dechrau gyda'r diwrnod y rhoddir yr hysbysiad y cyfeirir ato yn erthygl 2D (3) neu pa bynnag gyfnod arall a gytunir mewn ysgrifen rhwng yr ymgynghorai arbenigol a'r ceisydd.

(2) At ddibenion yr erthygl hon, ymateb o sylwedd yw ymateb sydd yn—

(a) datgan nad oes gan yr ymgynghorai arbenigol unrhyw sylw i'w wneud;

(b) datgan nad oes gan yr ymgynghorai arbenigol wrthwynebiad i'r datblygiad arfaethedig ac yn cyfeirio'r ceisydd at y cyngor sefydlog cyfredol gan yr ymgynghorai arbenigol ar destun yr ymgynghoriad;

(c) rhoi gwybod i'r ceisydd am unrhyw bryderon a ganfuwyd ynglŷn â'r datblygiad arfaethedig a sut y gellir mynd i'r afael â'r pryderon hynny; neu

(ch) rhoi gwybod i'r ceisydd fod gan yr ymgynghorai arbenigol bryderon ac y byddai'n gwrthwynebu cais am ganiatâd cynllunio a wneid ar yr un telerau neu delerau o'r un sylwedd, ac yn nodi'r rhesymau am y gwrthwynebiadau hynny.

Os nad ydych yn gallu ymateb o fewn yr amserlen hwn, byddem yn ddiolchgar petaech yn cysylltu â ni i drafod a chytuno estyniad amser tu hwnt i'r 28 diwrnod o ddyddiad yr e-bost hwn.

PAC 2

EMAIL COVER TEXT FOR SPECIALIST CONSULTEES

Os y cewch unrhyw drafferth cael mynediad i'r dogfennau, byddem yn ddiolchgar pe gallech roi gwybod i ni cyn gynted ag y bo modd.

Os oes gennych unrhyw ymholiadau neu os hoffech drafod unrhyw elfen o'r dogfennau Ymgynghoriad Cyn-Ymgeisio, peidiwch ag oedi i gysylltu â ni. Edrychwn ymlaen i glywed gennych yn fuan.

Yn gywir

EMAIL COVER TEXT FOR SPECIALIST CONSULTEES

Dear Sir / Madam,

We are writing to you as a relevant specialist consultee as identified in Schedule 4 (**point 1**) (Articles) of The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.

Back in February 2019, Zip World consulted on proposed plans for a zip wire development at the above site. By now, the route for zip C has been amended and therefore we are re-consulting on this change. Zip C now proposes to finish on land at Tower Colliery rather than on a field to the west of Tower Colliery. The remainder of the scheme remains unchanged as per the plans subject to consultation earlier this year.

Please find attached notice of the consultation. This relates to 'Consultations Before the Grant of Permission'. We wish to notify you of a Pre-Application Consultation which we are holding in order to consult with you upon proposed development on **land at Rhigos Mountain and former Tower Colliery, Rhigos Road, Hirwaun**.

Notice is given that **Zip World Ltd** is intending to apply for erection of three zip wire courses (4 zip lines), laying of hard standing, creation of internal access roads and pedestrian routes, temporary siting of cabins and use of land for car parking.

The link below will take you directly to the files online.

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As a statutory consultee, there is a duty to respond to pre-application consultation (2E, DMPO 2016):

"(1) A specialist consultee, consulted in accordance with the provisions of section 61Z (4) of the 1990 Act, must provide a substantive response within 28 days beginning with the day on which the notice referred to in article 2D (3) is given or such other period as may be agreed in writing between the specialist consultee and the applicant.

(2) For the purposes of this article, a substantive response is one which—

(a) states that the specialist consultee has no comment to make;

(b) states that the specialist consultee has no objection to the proposed development and refers the applicant to current standing advice by the specialist consultee on the subject of the consultation;

(c) advises the applicant of any concerns identified in relation to the proposed development and how those concerns can be addressed; or

(d) advises the applicant that the specialist consultee has concerns and that it would object to an application for planning permission made in the same or substantially the same terms and sets out the reasons for those objections."

If you are unable to respond within this timeframe, please do contact us to discuss an extension of time beyond 28 days of the date of this email.

If you have any issues viewing the documents on our webpage, we would be grateful if you could notify us as soon as possible.

PAC 2

EMAIL COVER TEXT FOR SPECIALIST CONSULTEES

If you have any queries or if you would like to clarify any aspect of the suite of Pre-Application Consultation documents, please do not hesitate to contact us. We look forward to hearing from you in due course.

Yours sincerely,

ATODLEN 1C - ERTHYGL 2D - YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO - GORCHYMYN CYNLLUNIO GWLAD A THREF (GWEITHDREFNAU RHEOLI DATBLYGU) (CYMRU) 2012

Mae'r hysbysiad hwn yn cynnwys cais ffurfiol am ymateb i'r ymgynghoriad cyn-ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) 2012.

Datblygiad arfaethedig ar dir ar Fynydd Rhigos a cyn safle Pwll Glo'r Tower, Ffordd Rhigos, Hirwaun.

Rhoddir rhybudd bod Zip World Ltd yn bwriadu gwneud cais am ganiatâd cynllunio llawn ar gyfer codi tri chwrs gwifren zip (4 zip), gosod llawr caled, creu ffyrdd mynediad mewnol a llwybrau i gerddwyr, gosod safle caled, gosod cabanau dros dro a defnyddio tir ar gyfer parcio ceir.

Mae copi o'r cais arfaethedig; cynlluniau; a dogfennau ategol eraill ynghlwm/ar gael ar-lein ar www.cadnantplanning.co.uk/ymgyngoriadau.

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon yr ymatebion i'r ymgynghoriad at y canlynol:

E-bost: PAC@cadnantplanning.co.uk

Post: Cadnant Planning
20 Tŷ Connaught
Parc Busnes Riverside
Ffordd Benarth
Conwy
LL32 8UB

Ar-lein: www.cadnantplanning.co.uk/consultations

Erbyn: **06 Tachwedd 2019**

Arwyddwyd: *S. Edwards*

Sioned Edwards

Dyddiad: 09/10/2019

PAC 2

SCHEDULE 1C - ARTICLE 2D - CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION - TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURES) (WALES) ORDER 2012

This notice comprises a formal request for a pre-application consultation response under Article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Proposed development on land at Rhigos Mountain and former Tower Colliery, Rhigos Road, Hirwaun.

I give notice that Zip World Ltd is intending to apply for erection of three zip wire courses (4 zip lines), laying of hard standing, creation of internal access roads and pedestrian routes, temporary siting of cabins and use of land for car parking.

A copy of the proposed application; plans; and other supporting documents can be viewed online at www.cadnantplanning.co.uk/consultations.

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to:

Email at: PAC@cadnantplanning.co.uk

Writing at: Cadnant Planning
20 Connaught House
Riverside Business Park
Benarth Road
Conwy
LL32 8UB

Online at: www.cadnantplanning.co.uk/consultations

By date: 06 November 2019

Signed: *S. Edwards*
Signed Edwards
Date: 09/10/2019

APPENDIX H

Screenshots of consultation website

Screenshot of consultation website - Welsh

Consultations | Cadnant X + -

cadnantplanning.co.uk/ymgyngoriadau/?s=zip-wire-development-and-associated-development-at-rhigos-mountain-and-tower-coliery

CADNANT planning

f t in

Hafan Cwmni Gwasanaethau Prosiectau Ymgynghoriadau Cysylltwch A Ni English

Datblygiad cwrs gwirfren zip a datblygiadau cysylltiedig ar Fynydd Rhigos ac yn cyn safle Pwll Glo'r Tower

Mae Cadnant Planning Cyf wedi eu comisiynu gan Zip World Ltd i ymgymryd â ymgynghoriad cyn ymgeisio mewn perthynas a datblygiad arfaethedig ar dir ar Fynydd Rhigos a cyn safle Pwll Glo'r Tower, Ffordd Rhigos, Hirwaun.

Rhoddir rhybudd bod Zip World Ltd yn bwriadu gwneud cais am ganiatâd cynllunio llawn ar gyfer codi tri chwrs gwirfren zip (4 zip), gosod llawr caled, creu ffyrdd mynediad mewnol a llwybrau i gerddwyr, gosod safle caled, gosod cabanau dros dro a defnyddio tir ar gyfer parcio ceir.

Cyn ei gyflwyno'n ffurfiol i'r Awdurdod Cynllunio Lleol ac yn unol â'r gofynion a nodir yn Rhan 1A o Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) (Diwigio) 2016, bydd y cynnig yn destun ymgynghoriad cyn ymgeisio.

Digwyddiad ymgynghoriad cyhoeddus

Bydd ymgynghoriad cyhoeddus yn cael ei gynnal ar 6 o Fawrth 2019, 12:00 tan 19:00 yng Nghapel Ramoth, Hirwaun, Aberdar, CF44 9SS, ble bydd copiau o'r cynlluniau drafft ar gael. Bydd Tim Zip World a Cadnant Planning ar gael i ateb unrhyw gwestiwn fydd gennych.

Dweud eich dweud

Dylai unrhyw un sy'n dymuno cyflwyno sylwadau ynghylch â'r datblygiad arfaethedig wneud hynny erbyn 17 Mawrth 2019. Byddem yn eich annog i'w hanfon trwy e-bost i PAC@cadnantplanning.co.uk neu fel arall gallwch eu hafnion i: Cadnant Planning, 1 Tŷ Connaught, Parc Busnes Riverside, Ffordd Benarth, Conwy, LL32 8UB.

Dogfennau cais cynllunio drafft:

Ffurflen gais
A-03 Cynllun lleoliad
4891-01F Cynllun safle - aerial
Datganiad Dyluniad, Mynediad a Chynllunio
4891-02D Edrychiadau Zip
4891-03P Zip A Top
4891-04P Zip B Top
4891-05AP Zip C Top
4891-06AP Zip C Gwaelod
4891-07P Ardal y dderbynfa

Screenshot of consultation website - English

Consultations | Cadnant × + ▾

cadnantplanning.co.uk/consultations/?s=zip-wire-development-and-associated-development-at-rhigos-mountain-and-tower-colliery

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Zip wire development and associated development at Rhigos Mountain and Tower Colliery

Cadnant Planning Ltd has been commissioned by Zip World Ltd to undertake a pre-application consultation (PAC) in respect of proposed development on land at Rhigos Mountain and former Tower Colliery, Rhigos Road, Hirwaun.

We give notice that Zip World Ltd is intending to apply for erection of three zip wire courses (4 zip lines), laying of hard standing, creation of internal access roads and pedestrian routes, temporary siting of cabins and use of land for car parking.

Prior to formal submission to the Local Planning Authority and in accordance with the requirements set out in Part 1A of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, the proposal will be subject to pre-application consultation.

Public consultation event

A public consultation event will be held on 6 March 2019 between 12:00 and 19:00 at Ramoth Chapel, Hirwaun, Aberdare, CF44 9SS where a copy of the draft plans and proposals will be available. The Zip World Team and Cadnant Planning will be available to answer any questions you may have.

Have your say

Anyone who wishes to make representations about this proposed development must do so by 17 March 2019. We would encourage you to e-mail these to PAC@cadnantplanning.co.uk or alternatively please send them to: Cadnant Planning, 1 Connaught House, Riverside Business Park, Benarth Road, Conwy, LL32 8UB.

Draft planning application documents:

- Application form
- A-03 Location Plan
- 4891-01F Site plan - aerial
- Design, Access and Planning Statement
- 4891-02D Zip Elevations
- 4891-03P Zip A Top
- 4891-04P Zip B Top
- 4891-05AP Zip C Top
- 4891-06AP Zip C bottom
- 4891-07P Reception Area
- 4891-08P Stopping Structures VZAP
- 4891-09P Despatch platform Zip A

Screenshot of consultation website - Welsh



Screenshot of consultation website - Welsh



← → ↻ cadnantplanning.co.uk/rhigos-mountain-and-tower-colliery?lang=cy

CADNANT
PLANNING

Cartref Ein gwasanaethau Ymgynghoriadau Cysylltu â ni CY

Dogfennau cais cynllunio drafft

Mae Cadnant Planning Cyf wedi eu comisiynu gan Zip World Ltd i ymgymryd â ymgynghoriad cyn ymgeisio mewn perthynas a datblygiad arfaethedig ar dir ar Fynydd Rhigos a cyn safle Pwll Glo'r Tower, Ffordd Rhigos, Hirwaun.

Rhoddir rhybudd bod Zip World Ltd yn bwriadu gwneud cais am ganiatâd cynllunio llawn ar gyfer codi tri chwrs gwifren zip (4 zip), gosod llawr caled, creu ffordd mynediad mewnol a llwybrau i gerddwyr, gosod safle caled, gosod cabanau dros dro a defnyddio tir ar gyfer parcio ceir.

Cyn ei gyflwyno'n ffurfiol i'r Awdurdod Cynllunio Lleol ac yn unol â'r gofynion a nodir yn Rhan 1A o Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) (Diwigio) 2016, bydd y cynnig yn destun ymgynghoriad cyn ymgeisio.

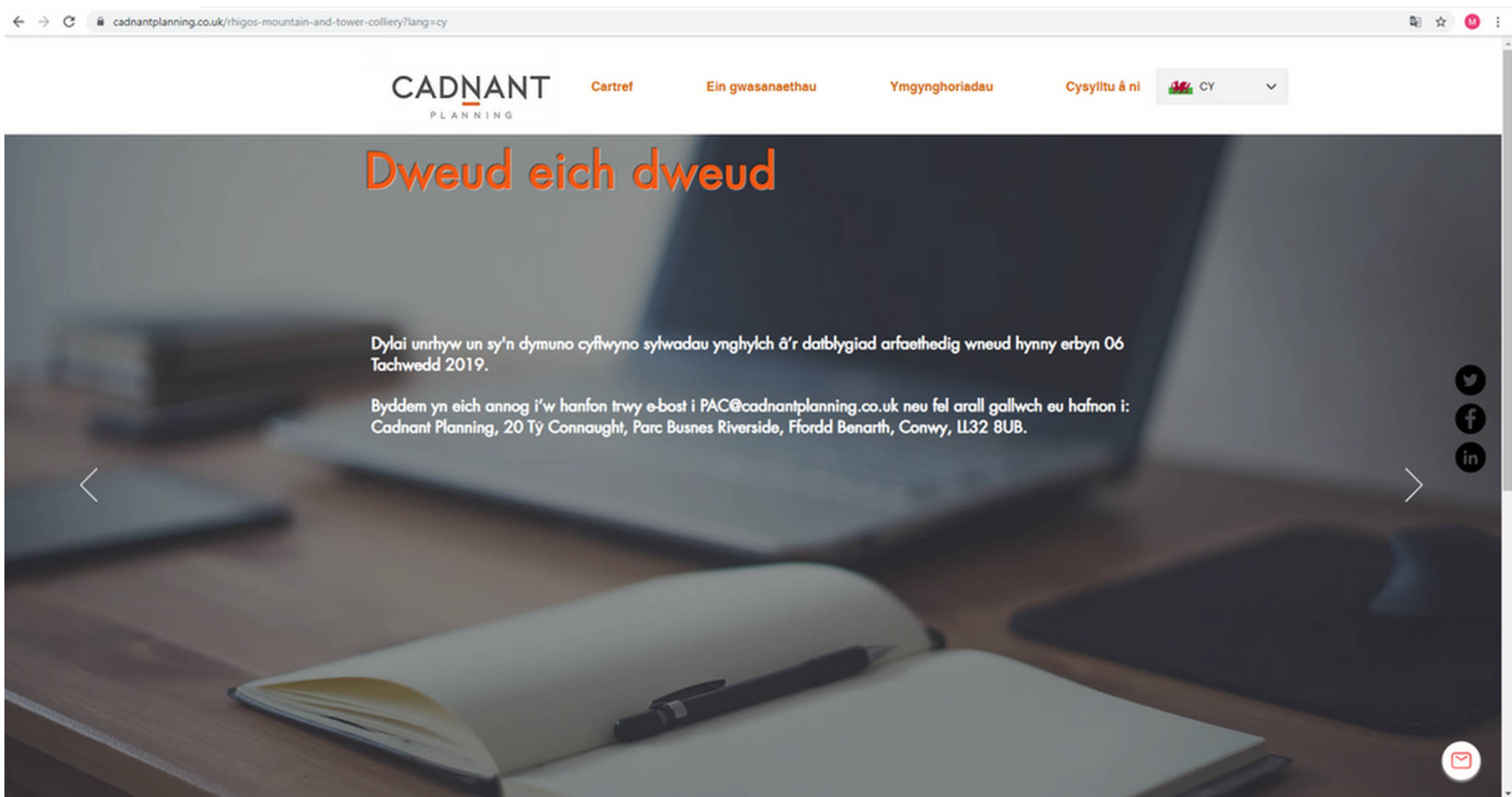
Efurflen gais
Datganiad Dylunio, Mynediad a Chynllunio
4891-01H Cynllun safle - aerial
4891-02D Edrychiadau Zip
4891-03P Zip A Top
4891-04P Zip B Top
4891-05AP Zip C top
4891-06AP Zip C Gwaelod
4891-07P Ardal y dderbynfa
4891-08P Strwythur stopio VZAP
4891-09P Platform gadael Zip A
4891-10P Edrychiad y wifren - strip glanio
4891-11P Edrychiad Gantri blaen Zip A a B
4891-12P Edrychiad Gantri blaen Zip C
4891-13P Platform gadael Zip B
5038-01P Platform gadael Zip C
A2.02 Cynllun defnydd tir
A2.03 Cynllun lleoliad
A2.04 Cynllun parcio
A-05 Portacabin

Archwiliad Cynefinoedd
Asesiad o'r Effaith ar Dreftadaeth
Datganiad Trafnidiaeth
Datganiad o'r Effaith ar Dirlun
Asesiad Risg Mwyngloddio Glo
Cynllun cwympo coed
Asesiad Desg ar yr Amgylchgedd Hanesyddol

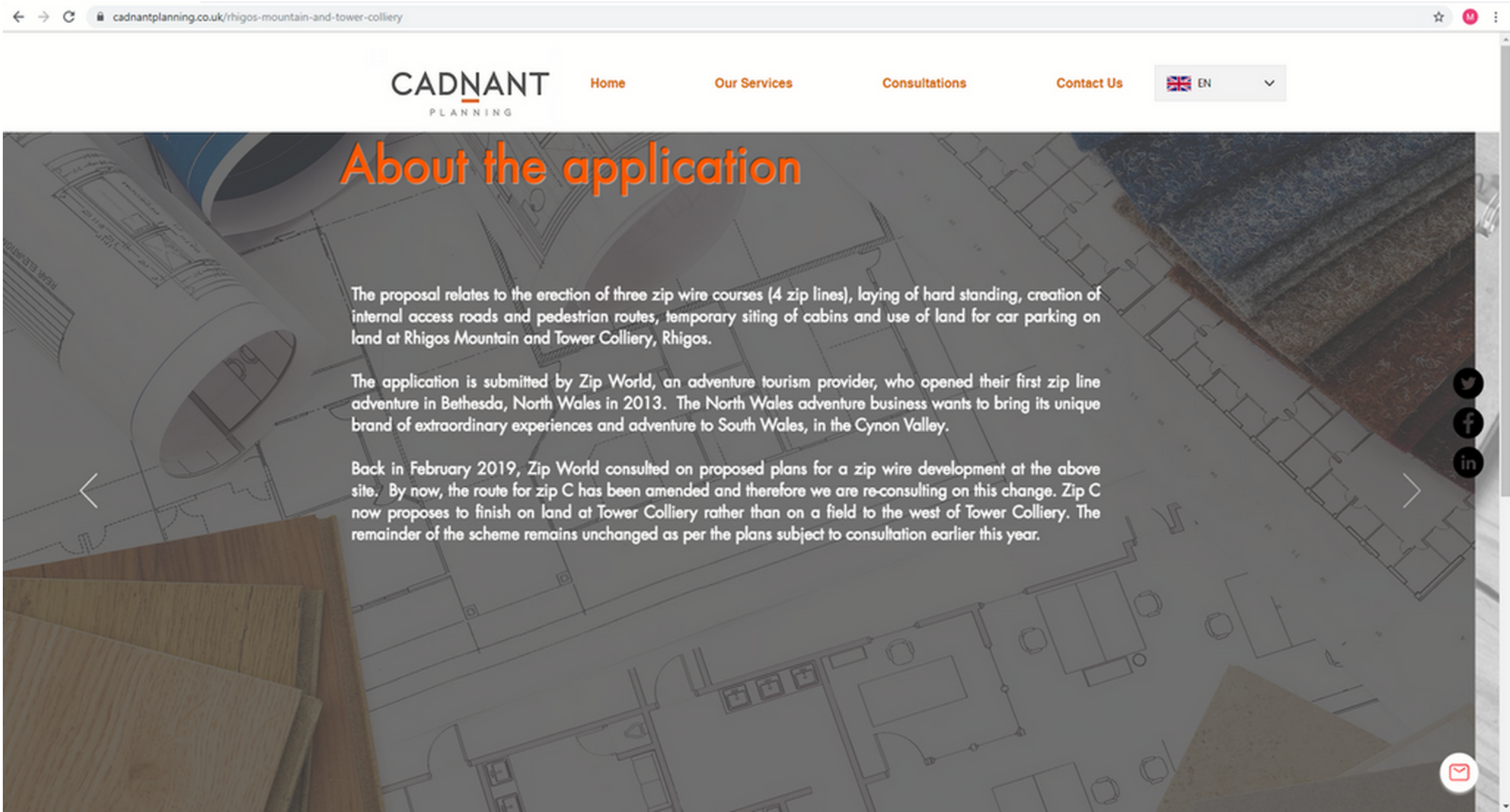
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✉

Screenshot of consultation website - Welsh



Screenshot of consultation website - English



Screenshot of consultation website - English

cadnantplanning.co.uk/rhigos-mountain-and-tower-colliery

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Draft planning application documents

Cadnant Planning Ltd has been commissioned by Zip World Ltd to undertake a pre-application consultation (PAC) in respect of proposed development on land at Rhigos Mountain and former Tower Colliery, Rhigos Road, Hirwaun.

We give notice that Zip World Ltd is intending to apply for erection of three zip wire courses (4 zip lines), laying of hard standing, creation of internal access roads and pedestrian routes, temporary siting of cabins and use of land for car parking.

Prior to formal submission to the Local Planning Authority and in accordance with the requirements set out in Part 1A of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, the proposal will be subject to pre-application consultation.

[Application form](#)
[Design, Access and Planning Statement](#)
[4891-01H Site plan - aerial](#)
[4891-02D Zip Elevations](#)
[4891-03P Zip A Top](#)
[4891-04P Zip B Top](#)
[4891-05AP Zip C top](#)
[4891-06AP Zip C bottom](#)
[4891-07P Reception Area](#)
[4891-08P Stopping Structures VZAP](#)
[4891-09P Despatch platform Zip A](#)
[4891-10P Zipwire landing strip elevations](#)
[4891-11P Front gantry elevations Zip A and B](#)
[4891-12P Front gantry elevations Zip C](#)
[4891-13P Despatch platform Zip B](#)
[5038-01P Despatch platform Zip C](#)
[A2.02 Land use plan](#)
[A2.03 Location Plan](#)
[A2.04 Car Park plan](#)
[A-05 Portacabin](#)

[Habitat Survey](#)
[Heritage Impact Assessment](#)
[Transport Statement](#)
[Landscape Statement](#)
[Coal Mining Risk Assessment](#)
[Tree felling plan](#)
[Historic Environment Desk Based Assessment](#)

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Screenshot of consultation website - English

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Have your say

Anyone who wishes to make representations about this proposed development must do so by 06 November 2019.

We would encourage you to e-mail these to PAC@cadnantplanning.co.uk or alternatively please send them to:
Cadnant Planning, 20 Connaught House, Riverside Business Park, Benarth Road, Conwy, LL32 8UB.

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Contact Us

APPENDIX I

Responses from specialist consultees



PARC CENEDLAETHOL BANNAU BRYCHEINIOG BRECON BEACONS NATIONAL PARK

██████████ Senior Planner
Cadnant Planning
1 Connaught House
Riverside Business Park
Benarth Road
Conwy
LL32 8UB

Date: 14 March 2019

Officer: ██████████

Your Ref:

Our Ref: 19/17145/FRI

Dear Sirs,

Town and Country Planning Act 1990 (as amended)

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

Proposal: "Notification of Pre Application Consultation upon proposed development by Zip World Ltd for erection of 3 zip wires and associated works on land at Rhigos Mountain and former Tower Colliery"

Address: Rhigos Mountain and Former Tower Colliery.

Thank you for your consultation received 19 February 2019 regarding the above.

Background

The proposal lies approximately 2.6km from the National Park boundary at its closest point (former Tower Colliery) and 3.9km from the National Park boundary at Craig y Llyn, where the Zip Wire A tower is proposed. The proposal lies within the setting of the National Park and would be visible in views towards the National Park and to a lesser extent in views from the National Park.

The majority of buildings (portacabins) and car parking are proposed in areas within the existing Tower Colliery complex of buildings and hard standings. The proposal utilises mainly existing access tracks, with some new areas of hardstanding and tracks.

Zip Line A (which measures 187m long) would have a tower (despatch platform) which would be 11m tall and seen on the skyline above Craig Y Llyn. The stopping and landing area gantries would be 8.4 & 7m high. Zip Line B (which measures 925m long) would have a platform which would be 5m high with 5 stopping & landing gantries up to 12.3m high. Zip Line C (which measures 620m long) would have a platform which would be 5m high, with stopping & landing area gantries 12.3m high. The despatch platform buildings would be timber clad with profiled steel roofs.

Landscape and Visual Statement

The Statement includes a 5km study area that includes the southern extreme of the National Park. It is noted that there would be an impact on the scenic and cultural perceptions, especially when viewed from Viewpoint 1, when it would be major. The impact on viewers from the Craig Y Llyn Viewpoint are considered moderate or minor. These views include views across the landscape to the mountains and moorlands of the National Park.

The main focus of these views are of the mountains and moorlands of the National Park and the dramatic crags of Craig y Llyn. The Statement maintains that some viewers may consider the impact of the Zip Lines adverse, some beneficial. However, it is considered that the new structures and introduction of fast moving people would form a distraction from this acknowledged iconic viewpoint and the existing value of the landscape from this viewpoint and therefore would have some adverse impact.

Viewpoint 4 is located near to the historic part of Penderyn, in the National Park with nearby footpaths, bridleway, area around the churchyard and Moel Penderyn (open access land). The area is approx. 4.5 to 6km from the site and viewers are of high sensitivity, with open views towards the site. The visual impact of the proposal from these distances is stated to be negligible. BBNP would agree that the visual impact from this area is unlikely to be substantial. There are also similar views at the same distance from within the National Park to the north of Hirwaun and within open access land on the slopes of Mynydd Y Glog.

Considerations

The National Park Authority would concur with the comments raised by NRW concerning the likely landscape and visual impact of the proposed development upon the special qualities of the National Park.

It is considered that the proposal would have some adverse impact on views towards the National Park. However, it is recognised that the proposed development is limited in terms of its scale and impacts. The new buildings would be agricultural type buildings and constructed of timber and profiled steel cladding and the galvanised steel frames of the platforms and gantries would tend to make these elements merge into the existing landscape. Matt dark colours should be used to minimise reflections. The additional paths and tracks should be constructed of local sandstone, as proposed, in order to minimise the visual impact. Compensatory planting/ areas of natural regeneration should be provided to mitigate the loss of trees at the bottom of Zip Line B and the top and bottom of Zip Line C.

In order to reduce the impacts of views towards and from the National Park the proposed development should ensure that the landscape mitigation and enhancement proposals are included with the application, to enhance the site and its wider context including views towards and from the National Park.

In addition, I would provide the following comments from the Brecon Beacons National Park's Sustainable Tourism Manager:-

- From a tourism perspective we welcome this development as another attraction based on the outdoors in the area. It would be helpful to discuss how the Brecon Beacons destination can work with Zipworld to benefit both.
- We would welcome working with the developers to provide information and interpretation within the complex to their guests – they would have some of the best views over the National Park anywhere in South Wales and they would be well placed to give their guests some of that story as well as links to other outdoor locations and businesses.
- The plans are relatively modest in terms of car parking and facilities. However should the developer find that those facilities are outstripped by demand and expansion becomes desirable, BBNP would welcome more detailed discussion before plans are developed? We have concerns that the nearby Waterfall Country may become increasingly pressurised by guests being attracted to this general area when it is already at and indeed beyond capacity. We would welcome discussion with the applicants about how messages to guests could be aligned.
- Transport to a facility of this nature remains an issue and we would like to see more emphasis on public transport access as this becomes more available, especially in terms of the proposed Metro expansion to the west of Aberdare.

General Planning Matters

Consideration should be given to the following planning matters:-

The proposed portacabins and site boundary fencing should be provided as short term temporary developments.

Use of the former Tower Colliery buildings should be proposed for future long term uses of the Zip World Scheme, in order to secure long term use of these important historic assets and assist in the long term restoration and regeneration of the Tower Colliery site.

Conclusion

There is no objection in principle to the proposed development. However, it is considered that the comments raised above should be taken into account in the detailed proposals, in relation to the impacts on the special qualities of the National Park and general planning considerations.

Yours faithfully,

A large black rectangular box redacting the signature of the Planning and Heritage Manager.

Planning and Heritage Manager



Llywodraeth Cymru
Welsh Government

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cadw.gov.wales

Plas Carew, Uned 5/7 Cefn Coed
Parc Nantgarw, Caerdydd CF15 7QQ
Ffôn 0300 025 6000
Ebost cadw@llyw.cymru
cadw.gov.wales

[REDACTED]
Cadnant Planning

By email: pac@cadnantplanning.co.uk

Eich cyfeirnod
Your reference

Ein cyfeirnod
Our reference

Dyddiad
Date

Llinell uniongyrchol
Direct line

Ebost
Email:

DH

19 March 2019

0300 0256004

amadminplanning@gov.wales

Dear [REDACTED]

Pre-Planning Application – Proposed Zip World Ltd development on land at Rhigos Mountain and Tower Colliery, Rhigos

Thank you for your letter of 15 February 2019 inviting our comments on the pre-planning application consultation for the proposed development described above.

We are concerned that the Heritage Impact Assessment has not considered the impact of the development on the setting of the scheduled monument known as *Ffos Toncenglau Cross Ridge Dyke (GM118)* and we therefore strongly recommend that this assessment should be undertaken. We note that the access track to the *Pen y Cymoedd Wind Farm* will be used for access to one of the zip wires. This track cuts through *Ffos Toncenglau Cross Ridge Dyke* and while the track itself is not scheduled, any proposals to widen the track would need to be justified by the applicant when submitting the planning application. Similarly, any such works would also require scheduled monument consent. We have not considered the issues concerning the likely impact of the development on listed buildings or conservation areas as these are matters that are outside of our remit as a statutory consultee and should instead be addressed by the local planning authority.

Yours sincerely,

[REDACTED]
Diogelu a Pholisi / Protection and Policy

Mae Gwasanaeth Amgylchedd Hanesyddol Llywodraeth Cymru (Cadw) yn hyrwyddo gwaith cadwraeth ar gyfer amgylchedd hanesyddol Cymru a gwerthfawrogiad ohono.

The Welsh Government Historic Environment Service (Cadw) promotes the conservation and appreciation of Wales's historic environment.

Rydym yn croesawu gohebiaeth yn Gymraeg ac yn Saesneg.
We welcome correspondence in both English and Welsh.



BUDDSODDWR MEWN POBL
INVESTOR IN PEOPLE



[REDACTED]
CADNANT PLANNING

By Email

Dear Madam,

Application No. Q2019/0034

**Location : LAND AT RHIGOS MOUNTAIN AND FORMER TOWER COLLIERY SITE,
RHIGOS ROAD, HIRWAUN**

**Proposal : PRE-APPLICATION CONSULTATION (PAC) FOR ZIP WORLD FACILITY
AT THE FORMER TOWER COLLIERY, RHIGOS**

Further to your recent pre-application consultation concerning the above development, please be advised that the Local Planning Authority for Neath Port Talbot County Borough Council would offer no objection to the proposed scheme.

I would, however, like to note that our Highways Officer recommends that SWTRA (South Wales Trunk Road Agency) is consulted as part of the PAC process due to the potential impact on the A465. Furthermore, our Biodiversity Officer has recommended that Sections 6 and 7 of the Habitat Survey (2018) should be embedded into any future planning application, whilst any ground works should avoid areas of deep peat, in the interest of biodiversity.

Should you require any further assistance, or any additional clarification, please do not hesitate to contact me on the case officer number above.

Yours faithfully,

[REDACTED]
Planning Officer – Development Management

**If you require this information in larger print, or in an alternative format,
please contact the above named officer.**

Environment

Nicola Pearce Head of Planning and Public Protection
The Quays, Brunel Way, Baglan Energy Park, Neath SA11 2GG
Tel 01639 686868

Yr Amgylchedd

Nicola Pearce Pennaeth Cynllunio a Gwarchod y Cyhoedd
Y Ceiau, Ffordd Brunel, Parc Ynni Baglan, Castell-nedd SA11 2GG
Ffôn 01639 686868

Rivers House
St Mellons Business Park
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Cadnant Planning
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Riverside Business Park,
Benarth Road,
Conwy,
LL32 8UB

Ebost/Email:
southeastplanning@cyfoethnaturiolcymru.gov.uk
Ffôn/Phone: 03000 653018

FAO: [REDACTED]

14th March 2019

Annwyl Syr/Madam / Dear Sir/Madam

STATUTORY PRE-APPLICATION CONSULTATION - TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) (AMENDMENT) ORDER 2016.

ERECTION OF THREE ZIP WIRE COURSES (4 ZIP LINES), LAYING OF HARD STANDING, CREATION OF INTERNAL ACCESS ROADS AND PEDESTRIAN ROUTES, TEMPORARY SITING OF CABINS AND USE OF LAND FOR CAR PARKING. LAND AT RHIGOS MOUNTAIN AND FORMER TOWER COLLIERY SITE

Thank you for providing a requisite notice to us under Article 2D of the above Order. We received a copy of your proposed application on 18 February 2019.

Based on the information provided, we would have significant concerns with the proposed development as submitted. We would recommend the Local Planning Authority should only grant planning permission if the scheme can meet the following requirement. Otherwise, we would object to this planning application.

Requirement: Protected species – Further breeding bird surveys to understand the full range of the bird species nesting in the vicinity of the development and, dependant on the results of the surveys, appropriate mitigation to be provided.

Protected species

Birds

The habitat survey prepared by Sturgess Ecology, dated November 2018, identifies that Peregrines have nested on the crags overlooking Llyn Fawr in the past. Peregrine is listed in Schedule 1 of the Wildlife and Countryside Act 1981.

In line with Technical Advice Note 5: Nature Conservation and Planning (TAN5), the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, should be established before the grant of planning permission.

We are in agreement with the recommendations of the above habitat survey, i.e. that further investigation into breeding birds using the crags and adjacent heath near Llyn Fawr is required; particularly to clarify Peregrine nest locations, so mitigation can be developed if appropriate.

Bats

We note the recommendations of the habitat survey that further bat surveys should be carried out if any buildings or large trees are likely to be affected. We recommend that you seek the advice of the LPA ecologist to determine if there is a reasonable likelihood of bats, a European Protected Species, being present within the application site. If so, in accordance with TAN5 (paragraph 6.2.2) a bat survey may be required.

The survey should be carried out in accordance with 'Bat Surveys; Good Practice Guidelines 3rd Edition' published by the Bat Conservation Trust 2016.

Landscape

We have no objection to the proposals. However, having considered the draft application, including the Landscape Statement (dated February 2019, prepared by Bronwen Thomas Landscape Architect), in our opinion, the proposal would have some adverse impact on views towards the National Park and on the local landscape. We therefore recommend that a scheme of landscape mitigation and enhancement should be included with any formal planning application, in line with Policy AW6 of the Rhondda Cynon Taf Local Plan. Further explanation is given below.

We note in the submission that landscaping is described as fencing, with no other proposals included. Given the requirements of the Rhondda Cynon Taf Local Plan Local Development Plan Policy AW6 - Design & Placemaking, we suggest further proposals should be included to mitigate the impacts of the development and enhance the landscape, including the views towards and from the National Park. Policy AW6 requires that development should reinforce attractive qualities and local distinctiveness. It requires that landscaping and planting are integral to the scheme and enhance the site and wider context, and that the design protects and enhances the landscape and biodiversity. The Design, Access & Planning Statement conclusion 6.40 states that the scheme provides the potential in the long term to assist in the restoration and regeneration of the site. We agree with this statement and suggest that landscape mitigation and enhancement proposals are included with any formal application to realise this aspiration. Such proposals should include (but not necessarily be limited to) consideration of the following:

- We note the intention to use galvanised steel frames for the despatch platforms and gantries, and timber cladding and profiled steel roofs for the despatch platform buildings. Generally, this would tend to make these elements merge into the background. However, we suggest that a dark, matt finish is used on the steel roofs to minimise reflections.

- We note that the proposal mainly utilises existing access tracks, with some new areas of hardstanding and tracks. We agree with the comment in the habitats survey (dated November 2018) that the paths and tracks should be constructed of local sandstone and with minimal construction to minimise the visual impact.
- Tree loss is proposed at the bottom of Zip Line B and the top and bottom of Zip Line C; compensatory planting/ areas of natural regeneration (fenced to protect from stock) should be provided, to mitigate for the impacts of these losses.

Designated sites SSSI

The Craig-y-Llyn Site of Special Scientific Interest (SSSI) lies directly beneath the zip wire route. The high cliffs, ravines and flushes of Craig-y-Llyn support many important montane species.

We note from the habitat survey that the proposed works will be located close to the edge of the SSSI. We are in agreement with the recommendations in the habitat survey. In addition, during the construction stage of the development, silt mitigation measures should be put in place following guidance from '[Guidance for Pollution Prevention 5: Works and maintenance in or near water: GPP 5](#)', to avoid creating run-off that could affect the designated features and have negative impacts on the species. These measures should also protect the Dŵr Cymru Welsh Water owned Llyn Fawr reservoir from the impacts of sedimented water run-off from the construction areas.

Foul drainage

We note that a package treatment plant is proposed to deal with foul drainage. We have no objection in principle to this method of foul drainage disposal. However, we consider that the Applicant should be made aware of the following:

With respect to the discharge of effluent to ground or surface water, the Applicant will need to apply for an environmental permit or register an exemption with us. Septic tanks and small sewage treatment works may be registered as exempt from the requirement to obtain an environmental permit if certain criteria are met. Please note, should a permit be required, further information may be required as part of that application. We advise holding pre-application discussions with our Permitting Team on 0300 065 3000, at the earliest opportunity, to try to ensure that there is no conflict between any planning permission granted and the permit requirements. It is important to note that a grant of planning permission does not guarantee that a permit will be granted, should a proposal be deemed to be unacceptable (either because of environmental risk or because upon further investigation, a connection to mains sewer was feasible). All the required permissions, consents, permits and any other approvals should be in place prior to commencement of works on the site.

More information, including a step by step guide to registering and the relevant application forms are available on our [website](#). Where private sewage treatment/disposal facilities are utilised, they must be installed and maintained in accordance with British Standards 6297 and Approved Document H of the Building Regulations. Guidance for Pollution Prevention 4 on the [NetRegs website](#), also provides further information.

Other Matters

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance. We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents relevant to their development. Please refer to our [website](#) for further details.

Please note, if further information is prepared to support an application, it may be necessary for us to change our advice in line with the new information.

Should you have any further queries, please do not hesitate to contact us

Yn gywir / Yours faithfully


Arweinydd Tîm Cynllunio Datblygu/Team Leader Development Planning

To/At : Planning – Sardis House 2nd Floor
FAO : [REDACTED]

My Ref/Fy Nghyf : S3/PPE/02

Tel. Ext/Est. Ffôn : 4884 P.Smith

From/Odd Wrth : Highways Development Control
Sardis House 5th Floor

Your Ref/Eich Cyf : ARTICLE 2D.

Date/Dyddiad : 13th March 2019

**OBSERVATIONS OF THE HIGHWAYS AND TRANSPORTATION SECTION IN
RESPECT OF DEVELOPMENT AFFECTING PRESENT OR PROPOSED
HIGHWAYS**

1. APPLICANT

Sioned Edwards

2. DESCRIPTION AND LOCATION OF PROPOSED DEVELOPMENT

Zip World
LAND AT RHIGOS MOUNTAIN AND FORMER TOWER COLLIERY.

3. Application Details

Submitted plans assessed / information.

01F site plan, 02D Zip Elevations, 03P Zip A top, 04p Zip B top, 05A Zip c top, 06A Zip c Bottom, 07p Reception Area, 08P Stopping Structures, 09P Despatch Platform, 10p Zipwire Landing, 11P Front Gantry, 13p Despatch Platform, 0A-02 Land Use, A-03 Location Plan, 04 Car Park Plan, 05 Porta cabin.

Design Access and Planning Statement.

4. Highway Assessment

Access

The main access to the site to be used by visitors and staff will be from the former Tower Colliery Access onto the A4061. The A4061 has a national speed limit of 60Mph with no street lighting and no segregated footway facilities. The A4061 provides a strategic link between the Rhondda and Cynon Valley.

The second access which will be used by buses taking users of the Zip Wire and staff is also off the A4061 via an existing access provided as part of the Pen Y Cymoed Wind Farm and is currently used as a maintenance access.

Tower Access Point.

There is major concern that the visibility splay to the left from the Tower Access point is sub-standard for a 60Mph speed limit. In accordance with TAN 18 the minimum visibility splay for vehicles exiting the site onto the A4061 should be 2.4m x 215m with only 2.4m x 140m available. This is major concern due to the

location of the road bend and the potential for slow moving vehicles (buses) turning right to transport users to the top platform A. There is potential to overcome the highway safety concern by reducing the speed limit along the A4061 to 40Mph reducing the required visibility splay in accordance with TAN 18 to 2.4m x 120m which would be acceptable.

Wind Farm Access Platform A

There is major concern that the visibility splay to the left from the Wind Farm Access point is sub-standard for a 60Mph speed limit. In accordance with TAN 18 the minimum visibility splay for vehicles exiting the site onto the A4061 should be 2.4m x 215m with only 2.4m x 160m available. This is major concern due to the location of the road bend with 60MPH speed limit.

There is potential to overcome the highway safety concern by reducing the speed limit along the A4061 to 40Mph reducing the required visibility splay in accordance with TAN 18 to 2.4m x 120m which would be acceptable.

There is also concern that the second access platform A is located on the highest point. In inclement weather vision can be totally obstructed by fog and mist further reducing visibility splays. There is potential to use advanced warning signage which would indicate when a vehicle was about to exit the junction onto the A4061 where warning signage could be placed warning of slow moving / turning vehicles.

Swept Path Analysis

Any future planning application should include swept path analysis of the largest anticipated vehicle using the Tower Junction to access / egress the site onto the A4061.

Accident Data

The accident data has been assessed with a number of accidents within the vicinity of the site (7 number) at the location of the Tower Access with the majority due to road geometry and speed and on this basis the speed should be reduced accordingly.

Lack of Information.

There is a lack of information regarding the amount and type of vehicle proposed using the access points for a full highway safety assessment to be undertaken. There is no information with regards anticipated daily users to assess the impact on the wider highway network and to assess the full car parking requirement. It is noted that there is to be up to 33 full time equivalent staff members along with visitors and therefore the off-street car parking provided should be for the worst case scenario taking both visitors and staff into consideration.

Sustainability

The proposed site is within an unsustainable location and would be reliant on private motor vehicle to access the site especially given there are no segregated footway facilities along the 60Mph A4061. There is potential for cyclist to access the site and on this basis a number of secure cycle stands should be provided.

Conclusion

1. There is a lack of information with regards the following for a full highway safety assessment to be undertaken: -

- Amount, Type of vehicle proposed using the facilities on a daily basis.
- Car parking requirement to include staff and visitors.
- Swept Path Analysis of the largest anticipated vehicle accessing / egressing the site onto the A4061 from the Tower Access Point.

2. The visibility splays from both access points onto the A4061 are sub-standard for a 60Mph speed limit in accordance with TAN 18 2.4m x 215m and on this basis highway objection would be raised without mitigation measures to reduce the speed limit and provide advance warning signage of slow moving vehicles turning.

You will appreciate that any comments made at the present time are without prejudice to the submission of any future planning application relating to the development of the land referred to.

5. NOTE

Highways Development Control and Adoptions Manager

[REDACTED]

From: [REDACTED]
Sent: 08 April 2019 19:28
To: [REDACTED]
Subject: FW: Rhigos Mountain zipline

Follow Up Flag: Follow up
Flag Status: Flagged

Sent with BlackBerry Work
(www.blackberry.com)

From: [REDACTED]
Date: Monday, 08 Apr 2019, 6:09 pm
To: [REDACTED]
Subject: RE: Rhigos Mountain zipline

[REDACTED],

Further to your request for landscape observations I offer the following.

I have spoken to Cadnant Planning, Sioned Edwards, and Landscape Consultant, Bronwen Thomas and reviewed the various documents and NRW letter.

The key issues in respect of the landscape components are covered in the report produced by Bronwen Thomas. The report describes the Landmap and a Landscape Visual Assessment of the proposed development.

It should be noted with regard the Landmap aspects area evaluation are high and outstanding for the Historic, Geological and Cultural aspects. However, as stated in the report the last Landmap update was undertaken in 2013 and was prior to the Pen y Cymoedd Wind Farm development and the closure of the Tower Colliery. Both these components may have compromised the Landmap aspect valuations especially for Cultural, Historic and Visual elements.

The study undertaken by Bronwen Thomas is very thorough assessment, however it would be beneficial to have included a number of montage images of the development in particular from the Rhigos lay by and the A4061 highway. Of particular interest is the visual impact of the despatch building for Zip wires A and B. The choice of materials for the despatch structure are generally acceptable but will it dominate and distract from the Craig y Llyn RIG/SSSI? Suitably selected locations should help inform this query.

A4061

As well as the views of the despatch structure it would be good to explore the impact on the A4061. The A4061 highway is an important gateway road between the upper Cynon Valley and Rhondda Fawr Valley. It also provides an unique experience for people of this dramatic unique area of South Wales landscape. As well as being a transport route it is also a popular recreational hill climb route for road cyclists.

The lay by in the southern section of the study area is a well used stopping point by both locals and visitors. The area gives the opportunity to stop and see the views over to the Brecon Beacons National Park. As is also stated the Craig y Llyn is itself a Regionally Important Geological Site (RIGS) and Site of Special Scientific Interest (SSSI).

The lay by is also popular photographic viewpoint for visitors and professionals and has been used in many promotional initiatives.

The lay by is a favourite attraction with the local community, which is reflected by the number of memorials, crosses and wreaths that have been placed on the land nearby overlooking the Craig y Llyn.

One area that does not appear to have been considered is the visibility of the zip wires from the A4061 Rhigos Road. Can they be seen from the highway?

Will the fast movement and very sudden movement of people along the zip wires be a distraction to road users? If this is a risk should there be measures put in place to negate it and what? Are there opportunities to create stopping point/s along the road for people to watch safely? These questions are possibly outside the realm of the applicant but may be something for Highways to assess, the road is busy and it is important to ensure that safety is not compromised.

Landscape mitigation

Although there will be loss of forest trees along the zip wire runs their landscape as well and ecological value are low. It is considered that the most beneficial action would be to encourage the re-establishment of scree habitat within the Craig y Llyn section. The other areas of cleared vegetation should be managed as “rides” kept free of tree growth. The removal of establishing tree growth will need to be repeated at regular intervals to stop further reestablishment.

This needs to be agreed under a S106 agreement a planning condition will have limited value.

Given that the area is a favourite stopping point for travellers this development provides the opportunity to positively promote the value of the areas historic, cultural, landscape and wildlife values. There is potential to provide information at the top launch site and within the Tower Colliery complex to support this such as information displays and audio visual features as well as implement measures to enhance these values.

It is also hoped that development will eventually incorporate the Tower Colliery buildings making it a visitor attraction and provide more permanent housing for the zip wire operations and hopefully other visitor attractions.

NRW correspondence

Letter dated 14th March 2019 it is noted and has to be accepted that the development could have some adverse impact on views towards the Brecon Beacons National Park and the local landscape. It is hoped that the mitigation measures as suggested above could help to negate this impact.

It is believed that the opportunities to screen off the development using planting are very limited. The site is generally north facing, the soils consist glacial till and therefore are not ideal growing medium for trees. There is also areas of peat which should be reinstated but assistance from NRW forestry arm will be required. Apart from the conifers contained within the more sheltered middle section tree growth and therefore natural screen is not a practicable and the scree, peat and acid grassland have higher value.

It would be beneficial if more detailed information of the upper despatch structure can be provided to see if there are opportunities to help integrate it into the landscape. Any major earth movement in this area may require archaeological assessment!

It is noted that the structure elevations will be timber clad but the roof is to consist of profiled metal sheeting. This latter material is not a ideal choice as a possible alternative could a “green” or a more appropriately “scree” roof structure be considered?

NRW letter mentions the fencing proposed within the area of the Tower section of the development. The pathway to the cabins and car park from the lower zip wire is very narrow – does it have to be so? Fencing, which is used to define the route and the associated development is suggested to consist of green chain link. Ideally colour should be of a suitable brown or a dark green colour.

As regards other materials the colour suggestions of NRW are agreed with especially the use of non reflective metal components – matt.

In respect of views from Brecon Beacons is can be seen from Bronwen Thomas's view point 4 that the development will have very limited impact on views particularly from the key location of Moel Penderyn. As is noted the skyline looking south is dominated by the wind turbines. It is considered that the zip wire development will be visually insignificant from this location.

In summary it has to be acknowledged that the development will have an impact on the landscape but measures can be put in place to help mitigate the significant structures. It is also hoped that the development will also help to with the conservation and development of the Tower Colliery pit head.

I trust the above is acceptable.

Regards,

[REDACTED]

From: [REDACTED]
Sent: 03 April 2019 16:54
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Rhigos Mountain - Landscape and Visual Statement

[REDACTED]

Here is the original e-mail. I need to explain to you what is needed.

Thanks

[REDACTED]

[REDACTED]

Rheolwr Gwasanaethau Datblygu (Rheolaeth Rheoli)
Development Services Manager (Regulation Control)

[REDACTED]

Gwefan/Website: <http://www.rctcbc.gov.uk/planning>

Croesawn ohebu yn Gymraeg a fydd gohebu yn y Gymraeg ddim yn arwain at oedi. Rhowch wybod inni beth yw'ch dewis iaith e.e Cymraeg neu'n ddwyieithog

Os byddwch yn mynychu cyfarfod, rhowch wybod i'r trefnydd os yr hoffech gyfrannu i'r cyfarfod yn Gymraeg ac/neu os yr hoffech dderbyn gwasanaeth derbynfa Cymraeg yn ystod eich ymweliad.

We welcome correspondence in Welsh and corresponding in Welsh will not lead to a delay. Let us know your language choice if Welsh or bilingual.

If you are attending a meeting, please let the organiser know if you would like to contribute to the meeting in Welsh and/or if you'd like to receive a Welsh language reception service during your visit.





The Coal
Authority



INVESTOR IN PEOPLE



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Email: planningconsultation@coal.gov.uk

Web: www.gov.uk/coalauthority

For the Attention of: [REDACTED] – Senior Planner
Cadnant Planning

[By Email: PAC@cadnantplanning.co.uk]

14 March 2019

Dear [REDACTED]

PRE-APPLICATION ENQUIRY

Erection of three zip wire courses (4 zip lines), laying of hard standing, creation of internal access roads and pedestrian routes, temporary siting of cabins and use of land for car parking: Land At Rhigos Mountain And Former Tower Colliery, Rhigos Road, Hirwaun

Thank you for your notification of 15 February 2019 seeking the views of the Coal Authority on the above pre-application enquiry.

I have checked the location plan and I can confirm that the site falls within the defined Development High Risk Area. Within the operational and access areas (identified within Figure 2.1 of the Design, Access and Planning Statement, our records indicate that the site has been subject to both recorded and historic unrecorded underground coal mining at shallow depth.

In accordance with the approach agreed with the Local Planning Authority, any planning application for development of this site therefore needs to be accompanied by a Coal Mining Risk Assessment Report.

The Coal Mining Risk Assessment should be informed by up-to-date coal mining information for the proposed application site. Coal Mining Reports are available from: www.groundstability.com or other service providers.

This coal mining information should be used to assess whether or not past mining activity poses any risk to the development proposal and, where necessary, mitigation measures should be set out in the report to address any issues of land instability. This could include further intrusive investigation on site to ensure that the Local Planning Authority has sufficient information to determine the planning application. It is a requirement of Planning

Policy Wales, paragraphs 6.9.23, 25 and 26 that the applicant demonstrates to the satisfaction of the LPA that the application site is safe, stable and suitable for development. Further information on how to prepare Coal Mining Risk Assessments can be found at:

<https://www.gov.uk/planning-applications-coal-mining-risk-assessments>

Under the provisions of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, the Local Planning Authority will consult the Coal Authority on any subsequent planning application for this site, and we will review and provide comments on the accompanying Coal Mining Risk Assessment Report.

Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of the Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission will result in trespass, with the potential for court action. In the event that you are proposing to undertake such work in the Forest of Dean local authority area our permission may not be required; it is recommended that you check with us prior to commencing any works. Application forms for Coal Authority permission and further guidance can be obtained from the Coal Authority's website at:

<https://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property>

Please do not hesitate to contact me if you would like to discuss this matter further.

Yours sincerely



Planning Manager

Disclaimer

The above consultation response is provided by The Coal Authority as a Statutory Consultee and is based upon the latest available data on the date of the response, and electronic consultation records held by The Coal Authority since 1 April 2013. The comments made are also based upon only the information provided to The Coal Authority by the Local Planning Authority and/or has been published on the Council's website for consultation purposes in relation to this specific planning application. The views and conclusions contained in this response may be subject to review and amendment by The Coal Authority if additional or new data/information (such as a revised Coal Mining Risk Assessment) is provided by the Local Planning Authority or the Applicant for consultation purposes.

From: GGAT Planning <planning@ggat.org.uk>

Sent: 28 March 2019 13:02

To: [REDACTED] <[\[REDACTED\]@cadnantplanning.co.uk](mailto:[REDACTED]@cadnantplanning.co.uk)>

Subject: RE: FAO Development Management

Dear [REDACTED]

Thank you for your enquiry which has been passed to me.

We have consulted the information held in the Historic Environment Record, which notes that there are many archaeological and historic environment features in the area of the proposal, from a variety of different periods. The impact of the proposal on these, and on the adjoining Rhondda Registered Landscape of Special Historic Interest, needs to be addressed in the first instance by means of a desk-based assessment (which despite the name does include a site visit).

As well as a site visit, this will undertake the appropriate searches of the HER, CRAPW, NMR, and other sources listed on our website, and after collation make the assessment of the impact.

The assessment is the first stage in mitigation and may lead to further archaeological or historic environment mitigation.

All work must be undertaken by either a Registered Organisation, or MCIfA grade accredited Member, with the Chartered Institute for Archaeologists (CIfA); and comply with the CIfA's Standard and Guidance for desk-based assessment (<https://www.archaeologists.net/codes/cifa>). A list of ROs can be found at <https://www.archaeologists.net/civicism-contact-distance-search>.

Initially, a written scheme of investigation should be produced and approved by ourselves prior to the assessment commencing, in order to ensure that both the undertaker and the methodology are appropriate.

As the archaeological advisors to the planning authorities in SE Wales we would expect the assessment to have been completed prior to the submission of any planning application so that we are in a position to make an informed recommendation regarding the historic environment.

For information, our file reference is RCT0483.

Kind regards

[REDACTED]
Archaeological Planning Officer
Glamorgan-Gwent Archaeological Trust Ltd
Heathfield House
Heathfield
Swansea
SA1 6EL

Tel [REDACTED]

Fax 01792-474469

e-mail [\[REDACTED\]@ggat.org.uk](mailto:[REDACTED]@ggat.org.uk)
web www.ggat.org.uk

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Institute of Field Archaeologists Registered Archaeological Organisation No.15.

Swyddfa Gofrestredig fel yr uchod. Cofrestrwyd yng Nghymru, Rhif 1276976. Cwmni Cyfyngedig trwy Warant heb Gyfalaf Cyfrannau. Elusen Gofrestredig, Rhif 505609.

Mudiad Archaeolegol Cofrestredig, Sefydliad yr Archaeolegwyr (IFA), Rhif 15.

If you are not the intended recipient or an employee or agent responsible for delivering the message any disclosure, copying, distribution or any action taken in reliance upon it is unauthorised and maybe unlawful. If you have received this message in error, please contact us by return and delete any messages or attachments.

Os nad chi oedd fod derbyn y neges hon, neu os ydych yn weithiwr cyflogedig neu'n asiant yn gyfrifol am anfon y neges, nid yw ei datgelu, ei chopïo, ei dosbarthu na chymryd unrhyw gamau yn ddibynnol ar y neges yn cael eu hawdurdodi, a gall gwneud hyn fod yn anghyfreithlon. Os byddwch yn derbyn y neges hon trwy gamgymeriad, cysylltwch â ni drwy anfon y neges yn ôl atom gan ddileu unrhyw negeseuon neu atodiadau.

From: [REDACTED] <[\[REDACTED\]@cadnantplanning.co.uk](mailto:[REDACTED]@cadnantplanning.co.uk)>

Sent: 21 March 2019 17:37

To: Enquiries <Enquiries@ggat.org.uk>

Subject: FAO Development Management

Hello,

Cadnant Planning recently undertook a PAC in relation to creating a Zipwire at Tower Colliery, Rhigos.

We have had comments back from Cadw in relation to the setting of the Scheduled Ancient Monument at the top of the ridge, and I wondered if you had any comments you would like to make in relation to the other historic assets that are shown on the HER in the vicinity of the proposal prior to the planning application being submitted.

The details of the PAC can be found by following this link:

<http://cadnantplanning.co.uk/consultations?s=zip-wire-development-and-associated-development-at-rhigos-mountain-and-tower-colliery>

If you have any queries regarding this, or would like to discuss the proposal, please don't hesitate to contact me.

Regards,

[REDACTED]

[REDACTED] | Uwch Ymgynghorydd Cynllunio a Threftadaeth | Senior Planning and Heritage Consultant

 CADNANT planning

Conwy | 1 Connaught House, Riverside Business Park, Benarth Road, Conwy, LL32 8UB | 01492581800
Chester | 5 York Street, Chester, Cheshire, CH1 3LR | 01244621007

Mae'r e-bost hwn ac unrhyw atodiad iddo yn gyfrinachol ac fe'i bwriedir ar gyfer y sawl a enwir arno yn unig. Gall gynnwys gwybodaeth freintiedig. Os yw wedi eich cyrraedd trwy gamgymeriad ni ellwch ei gopio, ei ddosbarthu na'i ddangos i unrhyw un arall a dylech gysylltu gyda Cadnant Planning Ltd ar 01492 581800 neu info@cadnantplanning.co.uk ar unwaith.

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PAC 2 RESPONSES

To/At : Planning – Sardis House 2nd Floor
FAO : [REDACTED]

My Ref/Fy Nghyf : S3/PPE/02/B

Tel. Ext/Est. Ffôn : [REDACTED]

From/Odd Wrth : Highways Development Control
Sardis House 5th Floor

Your Ref/Eich Cyf : ARTICLE 2D.

Date/Dyddiad : 30th October 2019

**OBSERVATIONS OF THE HIGHWAYS AND TRANSPORTATION SECTION IN
RESPECT OF DEVELOPMENT AFFECTING PRESENT OR PROPOSED
HIGHWAYS**

1. APPLICANT

[REDACTED]

2. DESCRIPTION AND LOCATION OF PROPOSED DEVELOPMENT

Zip World
LAND AT RHIGOS MOUNTAIN AND FORMER TOWER COLLIERY.

3. Application Details

Submitted plans assessed / information.

05001-P01 Site Access, 5005-P01 Visibility Analysis, 5002-P01 Visibility Analysis, 5003-P01 Vehicular Tracking, 5006-P01 Vehicular Tracking, A.2 04 Site Layout. A 04 Toilets & Office

Design Access and Planning Statement October 2019.

Highways Technical Note September 2019.

4. Highway Assessment

Access

The main access to the site to be used by visitors and staff will be from the former Tower Colliery Access onto the A4061. The A4061 has a national speed limit of 60Mph with no street lighting and no segregated footway facilities. The A4061 provides a strategic link between the Rhondda and Cynon Valley.

The second access which will be used by buses taking users of the Zip Wire and staff is also off the A4061 via an existing access provided as part of the Pen Y Cymoed Wind Farm and is currently used as a maintenance access.

Tower Access Point.

There is major concern that the visibility splay to the left from the Tower Access point is sub-standard for a 60Mph speed limit. In accordance with TAN 18 the

PAC 2 Response

minimum visibility splay for vehicles exiting the site onto the A4061 should be 2.4m x 215m with only 2.4m x 140m available. This is major concern due to the location of the road bend and the potential for slow moving vehicles (buses) turning right to transport users to the top platform A. There is potential to overcome the highway safety concern by reducing the speed limit along the A4061 to 40Mph reducing the required visibility splay in accordance with TAN 18 to 2.4m x 120m which would be acceptable.

The Transport Statement submitted indicates that the national speed limit will be reduced from 60Mph to 40Mph which will reduce speeds and visibility requirement to 2.4m x 120m which will overcome the previous concerns and is considered acceptable. The cost of amending the Traffic Regulation Order would be £10,000 made payable to Rhondda Cynon Taff County Council.

Wind Farm Access Platform A

There is major concern that the visibility splay to the left from the Wind Farm Access point is sub-standard for a 60Mph speed limit. In accordance with TAN 18 the minimum visibility splay for vehicles exiting the site onto the A4061 should be 2.4m x 215m with only 2.4m x 160m available. This is major concern due to the location of the road bend with 60MPH speed limit.

There is potential to overcome the highway safety concern by reducing the speed limit along the A4061 to 40Mph reducing the required visibility splay in accordance with TAN 18 to 2.4m x 120m which would be acceptable.

There is also concern that the second access platform A is located on the highest point. In inclement weather vision can be totally obstructed by fog and mist further reducing visibility splays. There is potential to use advanced warning signage which would indicate when a vehicle was about to exit the junction onto the A4061 where warning signage could be placed warning of slow moving / turning vehicles.

The Transport Statement submitted indicates that the national speed limit will be reduced from 60Mph to 40Mph which will reduce speeds and visibility requirement to 2.4m x 120m which will overcome the previous concerns and is considered acceptable. The cost of amending the Traffic Regulation Order would be £10,000 made payable to Rhondda Cynon Taff County Council.

Swept Path Analysis

Details have been submitted showing swept path analysis for a 7.5t panel van and 10.5m bus which is the equivalent of the largest vehicle anticipated to be using the site which is acceptable.

Accident Data

The accident data has been assessed with a number of accidents within the vicinity of the site (7 number) at the location of the Tower Access with the

PAC 2 Response

majority due to road geometry and speed and on this basis the speed should be reduced accordingly.

Daily Trips.

It is noted that there is to be up to 33 full time equivalent staff members along with visitors and therefore the off-street car parking provided should be for the worst case scenario taking both visitors and staff into consideration.

The Transport Statement indicates a maximum of 400 visitors per day in peak times generating up-to 17 two way trips not including staff. Therefore, the impact of the proposal on the surrounding highway network is negligible and on this basis acceptable.

Off-street car parking should be provided for the worst case scenario to avoid overspill on-road A4061 car parking.

Sustainability

The proposed site is within an unsustainable location and would be reliant on private motor vehicle to access the site especially given there are no segregated footway facilities along the A4061. There is potential for cyclist to access the site and on this basis a number of secure cycle stands should be provided.

Conclusion

Taking the submitted Transport Technical Note into consideration no highway objection would be raised subject to reduction of speed limit to 40Mph along A4061 with satisfactory off-street car parking and circulation provided.

You will appreciate that any comments made at the present time are without prejudice to the submission of any future planning application relating to the development of the land referred to.

5. NOTE

Highways Development Control and Adoptions Manager



PARC CENEDLAETHOL BANNAU BRYCHEINIOG BRECON BEACONS NATIONAL PARK

[REDACTED]
Cadnant Planning
20 Connaught House
Riverside Business Park
Benarth Road
Conwy
LL32 8UB

Date: 31st October 2019

Officer: [REDACTED]

Your Ref:

Our Ref: 19/17943/FRI

Dear Sirs,

Town and Country Planning Act 1990 (as amended)

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

Proposal: "Re-consultation further to previously considered application 19-17145-FRI. Zip C now proposes to finish on land at Tower Colliery rather than on a field to the west of Tower Colliery, remainder of the scheme remains unchanged."

Address: Land at Rhigos Mountain and Former Tower Colliery.

Thank you for your consultation received 10 October 2019 regarding the above.

My letter dated 30 April 2019 provided the BBNPA substantive comments in relation to the proposed development.

Revision

The route of Zip C has been amended. Zip C would begin from the same location, however the landing area and the end of the zip line is now proposed on land at Tower Colliery, immediately to the west of the headframe building which is Grade II listed, and in close proximity to the listed Engine House, Fan House and Pithead buildings, which are also Grade II listed buildings.

The stopping system would extend to 115m with a compacted hardcore landing strip would be created at the bottom of Zip C.

Heritage Impact Statement (HIS)

The HIS recognises that the site lies in a sensitive location from a historic landscape perspective. The potential impact of the proposals on the setting of the listed buildings is considered in Section 6 of the Heritage Impact Statement (HIS). Figure 6.6 shows the location of the gantries and wires for the landing strip for zip line C, with the headframe clearly evident to the east of these. The HIS states that the impact on their setting will be minimal and that whilst the proposal will be visible in close proximity, given their construction, scale and the industrial nature of the site, the impact would not be inappropriate to the setting of the listed buildings.

PAC 2 Response

From a wider perspective, to the east and Rhigos Road and west of the site some of the gantries will be visible, but they will not be intrusive in the landscape and are not considered to have a detrimental impact on the historic asset, due to their nature and industrial nature of the site. There would also be a positive impact due to the clearance of debris.

In relation to the impact in relation to the nearby scheduled monument, and known undesignated assets, the proposed development would not cause unacceptable harm.

Landscape and Visual Statement (LVS)

Amendments have been made to the LVS to take account of the revised alignment of Zip C. However the conclusions remain the same as the original LVS. There would be minor landscape impacts, minor visual impacts and major impact on the views from the Rhigos layby.

Considerations

In view of the conclusions raised in the above documents, the National Park Authority raise no objection to the revised route of Zip C.

Yours faithfully,



Planning and Heritage Manager

Yr ydym yn croesawu gohebiaeth yn y Gymraeg. Bydd unrhyw ohebiaeth yn y Gymraeg yn cael ei ateb yn y Gymraeg a ni fydd unrhyw gyswllt trwy gyfrwng y Gymraeg yn arwain at oedi yn y mater sy'n cael ei drin.

We welcome correspondence in Welsh. Any correspondence in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in the matter being dealt with.



200 Lichfield Lane
Berry Hill
Mansfield
Nottinghamshire
NG18 4RG

Tel: 01623 637 119 (Planning Enquiries)

Email: planningconsultation@coal.gov.uk

Web: www.gov.uk/coalauthority



The Coal
Authority

For the Attention of: [REDACTED]
Cadnant Planning

[By Email: PAC@cadnantplanning.co.uk]

22 October 2019

Dear [REDACTED]

PRE-APPLICATION ENQUIRY: Land at Rhigos Mountain

Erection of three zip wire courses (4 zip lines), laying of hard standing, creation of internal access roads and pedestrian routes, temporary siting of cabins and use of land for car parking; On land at Rhigos Mountain and Former Tower Colliery, Rhigos Road, Hirwaun: Re-consultation

Thank you for your notification of 09 October 2019 seeking the views of the Coal Authority on amendments made to the above pre-application enquiry.

As you are aware, the Coal Authority identified, within our previous letter dated 14 March 2019, that any planning application for development of this site needs to be accompanied by a Coal Mining Risk Assessment Report as the site falls within the defined Development High Risk Area.

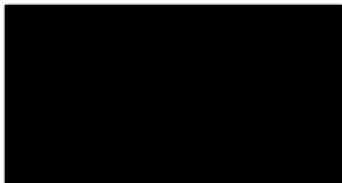
This pre-application enquiry is now accompanied by a Coal Mining Risk Assessment (30/09/2019) prepared by Rhondda Geotechnical Services. Based on their review of an extensive range of information the Report concludes that there is no risk to ground stability posed by coal mining legacy issues at any of the sites where the structural components of the ride are to be sited.

PAC 2 Response

Accordingly, if the above Coal Mining Risk Assessment is submitted in support of any formal planning application for this particular proposal, the Coal Authority would have no objections to the planning application.

Please do not hesitate to contact me if you would like to discuss this matter further.

Yours sincerely



Disclaimer

The above consultation response is provided by The Coal Authority as a Statutory Consultee and is based upon the latest available data on the date of the response, and electronic consultation records held by The Coal Authority since 1 April 2013. The comments made are also based upon only the information provided to The Coal Authority by the Local Planning Authority and/or has been published on the Council's website for consultation purposes in relation to this specific planning application. The views and conclusions contained in this response may be subject to review and amendment by The Coal Authority if additional or new data/information (such as a revised Coal Mining Risk Assessment) is provided by the Local Planning Authority or the Applicant for consultation purposes.

In formulating this response The Coal Authority has taken full account of the professional conclusions reached by the competent person who has prepared the Coal Mining Risk Assessment or other similar report. In the event that any future claim for liability arises in relation to this development The Coal Authority will take full account of the views, conclusions and mitigation previously expressed by the professional advisers for this development in relation to ground conditions and the acceptability of development.

PAC 2 Response

From: [REDACTED]@rctcbc.gov.uk>
Sent: 30 October 2019 08:47
To: PAC
Subject: Re: Ymgynghoriad cyn cyflwyno cais / Pre-application consultation - Rhigos Mountain and Tower Colliery, Rhigos
Attachments: image002.jpg; image003.jpg

Hi,

Thank you for your email.

In response to your invitation to comment on the above pre-application consultation, I have viewed the relevant consultation documents and I can provide the following comments and queries in respect of public rights of way.

I've duly noted that the design has been amended to avoid the public bridleway (Rhigos 10) and to introduce a reinforced treeline ('tree buffer') to reduce noise and visual impact on path users. How wide will the tree buffer be and how far set back from the bridleway will the tree line be? As part of the management of the trees, will there be provision in place to inspect them and to cut them back when necessary e.g. if they are overhanging the bridleway?

You may have already contacted Briars Bridleways, but if you have not, they are the local equestrian group who would be best placed to comment on the proposal from an equestrian users' perspective.

The bridleway network in RCT, as in most counties, is fragmented. The bridleways in this area provide important links i.e. between the Rhondda and Cynon Valleys, and between Rhondda Cynon Taff and Neath Port Talbot. So long as the proposal has due regard to the bridleways/bridleway network i.e. that any potential impact on its the use and enjoyment have been addressed and suitable mitigation measures will be put in place, we have no objection from a public rights of way perspective. We actually hope that the proposal increases the use and importance of public rights of way in this area and we welcome/are happy to consider any opportunities to improve them.

On a final note, it is mentioned that there are plans to upgrade bridleways to accommodate access. As far as I can gather from the site plans, Rhigos 10 and 23 cross the site, can you please confirm which are affected?

It may be necessary to apply for a temporary path closure for public safety reasons during the construction of the zipline and or to carry out access road improvements. For further guidance on this matter, please feel free to contact us. If you consider that a temporary path closure is not required, we may request that you submit details of how you intend to keep the bridleways open, accessible and unobstructed during development.

Best regards and many thanks,

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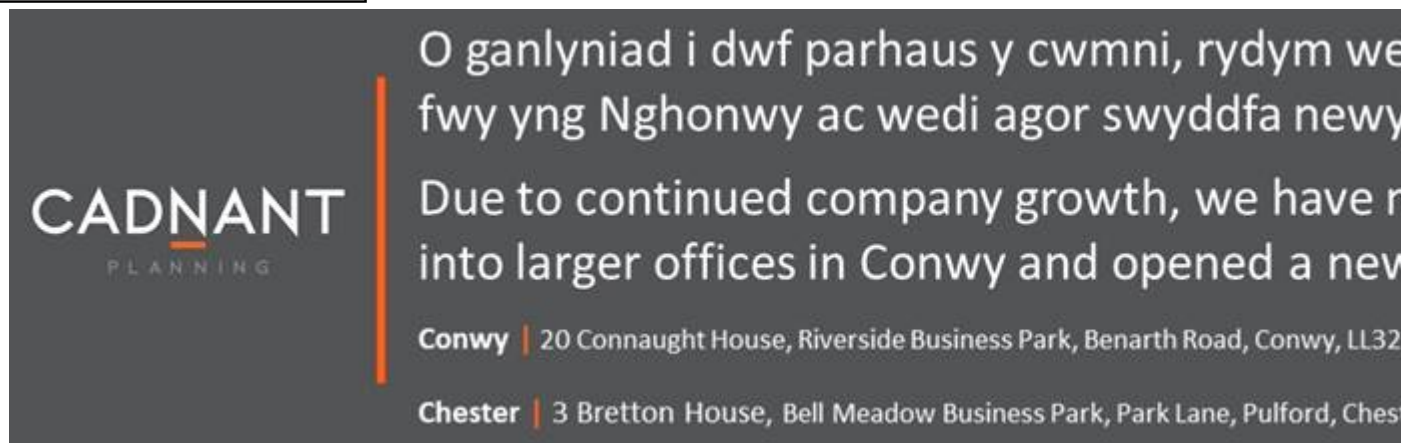
From: PAC
Sent: Tuesday 29 October, 12:12
Subject: RE: Ymgynghoriad cyn cyflwyno cais / Pre-application consultation - Rhigos Mountain and Tower Colliery, Rhigos
To: [REDACTED]
Cc: [REDACTED]

Good afternoon,

I'm contacting regarding the notice issued below and to check that you will be in a position to respond by 06 November? If there are any issues, please do not hesitate to contact me.

Many thanks

PAC 2 Response



From: PAC

Sent: 09 October 2019 19:43

To: [REDACTED]@rctcbc.gov.uk>

Cc: [REDACTED]@rctcbc.gov.uk>

Subject: Ymgynghoriad cyn cyflwyno cais / Pre-application consultation - Rhigos Mountain and Tower Colliery, Rhigos

[REDACTED]

Earlier this year, you provided comments on a draft planning application by Zip World for a zip line development on land at Rhigos Mountain/Tower Colliery. By now, the route for zip C has been amended and therefore we are re-consulting on this change. Zip C now proposes to finish on land at Tower Colliery rather than on a field to the west of Tower Colliery. The remainder of the scheme remains unchanged as per the plans subject to consultation earlier this year.

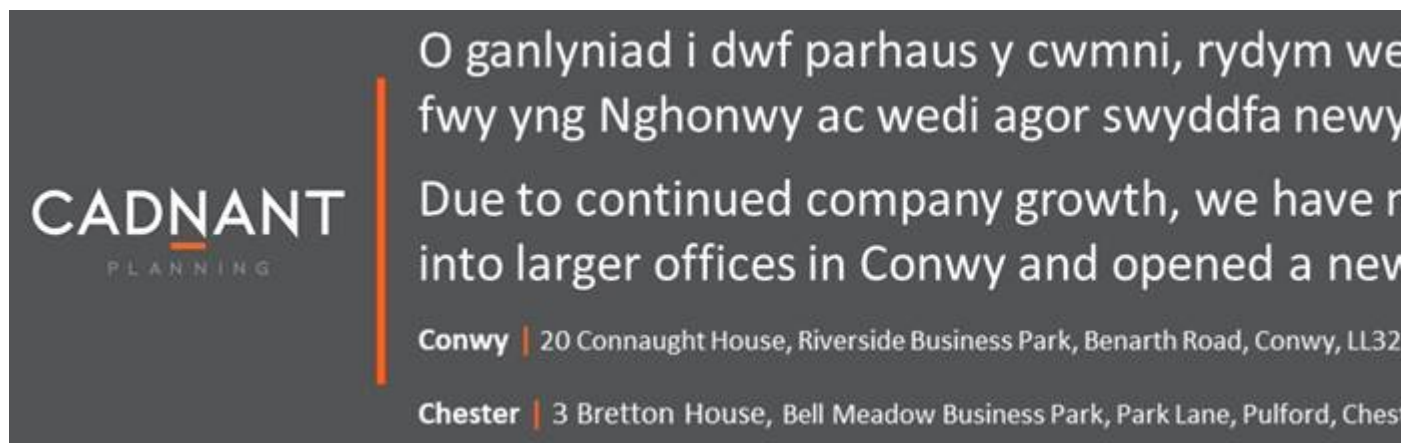
As part of our consultation, I'd welcome your comments on our draft plans which can be found online at <http://www.cadnantplanning.co.uk/consultations>. We are consulting up until 06 November.

If you have any issues viewing the documents on our webpage, we would be grateful if you could notify us as soon as possible. If you have any queries or if you would like to clarify any aspect of the suite of Pre-Application Consultation documents, please do not hesitate to contact us. We look forward to hearing from you in due course.

Yours sincerely,

[REDACTED]

www.cadnantplanning.co.uk



Mae'r e-bost hwn ac unrhyw atodiad iddo yn gyfrinachol ac fe'i bwriedir ar gyfer y sawl a enwir arno yn unig. Gall gynnwys gwybodaeth freintiedig. Os yw wedi eich cyrraedd trwy gamgymeriad ni ellwch ei

PAC 2 Response

gopio, ei ddosbarthu na'i ddangos i unrhyw un arall a dylech gysylltu gyda Cadnant Planning Ltd ar info@cadnantplanning.co.uk ar unwaith.

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Croesawn ohebu yn Gymraeg a fydd gohebu yn y Gymraeg ddim yn arwain at oedi. Rhowch wybod inni beth yw'ch dewis iaith e.e. Cymraeg neu'n ddwyieithog

Mae'r neges ar gyfer y person / pobl enwedig yn unig. Gall gynnwys gwybodaeth bersonol, sensitif neu gyfrinachol. Os nad chi yw'r person a enwyd (neu os nad oes gyda chi'r awdurdod i'w derbyn ar ran y person a enwyd) chewch chi ddim ei chopio neu'i defnyddio, neu'i datgelu i berson arall. Os ydych chi wedi derbyn y neges ar gam, rhowch wybod i'r sawl sy wedi anfon y neges ar unwaith. Mae'n bosibl y bydd holl negeseuon yn cael eu cofnodi a/neu fonitro unol â'r ddeddfwriaeth berthnasol. I ddarllen yr ymwadiad llawn, ewch i <http://www.rctcbc.gov.uk/ymwadiad>

We welcome correspondence in Welsh and corresponding with us in Welsh will not lead to a delay. Let us know your language choice if Welsh or bilingual

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PAC 2 Response



Date Dyddiad 31/10/19
Direct line Rhif ffôn [REDACTED]
Email Ebost [REDACTED]@npt.gov.uk
Contact Cyswllt [REDACTED]
Your ref Eich cyf [REDACTED]
Our ref Ein cyf Q2019/0034

[REDACTED]
CADNANT PLANNING

By Email

Dear [REDACTED],

Application No. Q2019/5091

Location : LAND AT RHIGOS MOUNTAIN AND FORMER TOWER COLLIERY SITE, RHIGOS ROAD, HIRWAUN

Proposal : PRE-APPLICATION CONSULTATION (PAC) FOR ZIP WIRE COURSES (4 ZIP LINES) WITH ASSOCIATED HARD-STANDINGS, ACCESS ROADS, CAR PARKING PLUS SITING OF TEMPORARY CABINS (AMENDMENT TO PREVIOUS SCHEME Q2019/0034).

Further to your recent revised Pre-application Consultation (PAC) concerning the above development, please be advised that the Local Planning Authority for Neath Port Talbot County Borough Council would offer no objection to the proposed scheme.

I would, however, draw your attention to our response to your earlier consultation dated the 1 March 2019 where we asked you to note that the Highways Officer recommends that SWTRA (South Wales Trunk Road Agency) is consulted as part of the PAC process due to the potential impact on the A465. I can also clarify that following further discussions in relation to Ecology the Council's Biodiversity Officer is satisfied if all advice given by the determining Authority's Biodiversity Officer is taken in relation to the proposed development.

Should you require any further assistance, or any additional clarification, please do not hesitate to contact me on the case officer number above.

Yours faithfully,

[REDACTED]
Planning Officer – Development Management

If you require this information in larger print, or in an alternative format, please contact the above named officer.

Environment

Nicola Pearce Head of Planning and Public Protection
The Quays, Brunel Way, Baglan Energy Park, Neath SA11 2GG
Tel 01639 686868

Yr Amgylchedd

Nicola Pearce Pennaeth Cynllunio a Gwarchod y Cyhoedd
Y Ceiau, Ffordd Brunel, Parc Ynni Baglan, Castell-nedd SA11 2GG
Ffôn 01639 686868

We welcome correspondence in Welsh and will deal with Welsh and English correspondence to the same standards and timescales.
Croesewir gohebiaeth yn y Gymraeg a byddwn yn ymdrin â gohebiaeth Gymraeg a Saesneg i'r un safonau ac amserlenni.

www.npt.gov.uk

PAC 2 Response

[REDACTED]

From: [REDACTED]@ggat.org.uk>
Sent: 21 October 2019 12:33
To: [REDACTED]
Subject: RE: Ymgynghoriad cyn cyflwyno cais / Pre-application consultation - Rhigos Mountain and Tower Colliery, Rhigos

Dear [REDACTED]

Thank you for your email. We do not usually comment on draft reports (only on WSI's and/or Project Designs) until we are formally consulted by the Local Planning Authority. However, following a precursory glance through the DBA we have noted that the DBA in its current format does not comply with the WSI and consequently, is not of an acceptable standard.

Section 7.5 in the WSI notes that:

"7.5 An assessment will be made of the potential impact of the development on all historic assets, looking at direct physical, indirect physical, and visual impacts. This will include **impact on the setting of the historic assets** in line with Cadw guidance **and the resulting impact on significance** (Cadw, 2017) where appropriate."

In Table 3: Impact on assessed historic assets of the DBA, it states to see Carpenter 2019, a separate report. This is considered to be unacceptable as it is not complying with section 7.5 of the WSI, as the information should be included within the DBA in order to complete the assessment.

Best wishes,

[REDACTED]
[REDACTED]
Archaeological Planning Officer

Glamorgan-Gwent Archaeological Trust Ltd
Heathfield House
Heathfield
Swansea
SA1 6EL

[REDACTED]
e-mail: [REDACTED]
web: www.ggat.org.uk

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PAC 2 Response

From: [REDACTED]@cadnantplanning.co.uk>

Sent: 15 October 2019 10:31

To: [REDACTED]@ggat.org.uk>

Subject: RE: Ymgynghoriad cyn cyflwyno cais / Pre-application consultation - Rhigos Mountain and Tower Colliery, Rhigos

Dear [REDACTED]

Thank you for your email below. Please find attached a copy of the Historic Environment DBA which is in draft format for comments during our consultation. If you have any comments to make on the draft DBA, I'd very much welcome these.

With kind regards

[REDACTED]

[REDACTED]



From: [REDACTED]@ggat.org.uk>

Sent: 10 October 2019 16:07

To: PAC <pac@cadnantplanning.co.uk>

Subject: RE: Ymgynghoriad cyn cyflwyno cais / Pre-application consultation - Rhigos Mountain and Tower Colliery, Rhigos

Dear [REDACTED]

Many thanks for the above pre-application enquiry. We have consulted the regional HER and note the numerous archaeological features in the area, as well as the adjoining Rhondda Registered Landscape of Special Historic Interest. We also note the current amendment to the landing area. However it remains our recommendation that an archaeological desk-based assessment be conducted.

As previously, the assessment is the first stage in mitigation and may lead to further archaeological or historic environment mitigation. It is our policy to recommend that all archaeological work be undertaken by either a Registered Organisation, or MCIfA grade accredited Member, with the Chartered Institute for Archaeologists (CIfA), must comply with the CIfA's Standard and Guidance for desk-based assessments (<https://www.archaeologists.net/codes/cifa>) and to an approved written scheme of investigation.

Should you require anything further, please get in touch.

Regards,

PAC 2 Response

[REDACTED]
[REDACTED]
Glamorgan-Gwent Archaeological Trust Ltd
Heathfield House
Heathfield
Swansea
SA1 6EL

[REDACTED]
e-mail [REDACTED]@ggat.org.uk
web www.ggat.org.uk

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From: PAC <pac@cadnantplanning.co.uk>

Sent: 09 October 2019 19:12

To: GGAT Planning <planning@ggat.org.uk>

Subject: FW: Ymgynghoriad cyn cyflwyno cais / Pre-application consultation - Rhigos Mountain and Tower Colliery, Rhigos

Annwyl Syr / Madam,

Rydym yn ysgrifennu atoch fel ymgynghorai statudol perthnasol fel y nodir yn Atodlen 4 (Erthyglau) o'r Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) (Diwygio) 2016.

Gweler ynghlwm hysbysiad o'r hymgynghoriad. Mae'n ymwneud â 'Ymgynghoriadau cyn cael caniatâd' am ddatblygiad arfaethedig ar dir ar Fynydd Rhigos a cyn safle Pwll Glo'r Tower, Ffordd Rhigos, Hirwaun.

Nol yn mis Chwefror 2019, bu i Zip World ymgynghori ar gynllun arfaethedig ar gyfer datblygiad gwifrau zip ar y safle uchod. Bellach mae'r llwybr ar gyfer zip C wedi ei addasu ac felly rydym yn ail-ymgynghori ar y newid yma. Bwriedir i zip C orffen ar dir ar safle Pwll Glo'r Tower yn hytrach na ar dir i'r gorllewin o'r Pwll Glo. Mae gweddill y cynlluniau yn aros yr un fath a'r cynlluniau a ymgynghorwyd arnynt yng nghynt yn y flwyddyn.

Rhoddir rhybudd bod Zip World Ltd yn bwriadu cyflwyno cais cynllunio llawn ar gyfer codi tri chwr gwifren zip (4 zip), gosod llawr caled, creu ffyrdd mynediad mewnol a llwybrau i gerddwyr, gosod safle caled, gosod cabanau dros dro a defnyddio tir ar gyfer parcio ceir.

Mae'r ddolen isod yn mynd â chi yn uniongyrchol i'r dogfennau perthathol ar-lein.

<http://www.cadnantplanning.co.uk/ymgynghoriadau>

Fel ymgynghorai statudol, mae dyletswydd arnoch i ymateb i'r ymgynghoriad cyn ymgeisio (2E, GRDD 2016), fel a ganlyn:

(1) Rhaid i ymgynghorai arbenigol, yr ymgynghorwyd ag ef yn unol â darpariaethau adran 61Z (4) o Ddeddf 1990, ddarparu ymateb o sylwedd o fewn cyfnod o 28 diwrnod sy'n dechrau gyda'r diwrnod y rhoddir yr hysbysiad y cyfeirir ato yn erthygl 2D (3) neu pa bynnag gyfnod arall a gytunir mewn ysgrifen rhwng yr ymgynghorai arbenigol a'r ceisydd.

(2) At ddibenion yr erthygl hon, ymateb o sylwedd yw ymateb sydd yn—

PAC 2 Response

- (a) datgan nad oes gan yr ymgynghorai arbenigol unrhyw sylw i'w wneud;
- (b) datgan nad oes gan yr ymgynghorai arbenigol wrthwynebiad i'r datblygiad arfaethedig ac yn cyfeirio'r ceisydd at y cyngor sefydlog cyfredol gan yr ymgynghorai arbenigol ar destun yr ymgynghoriad;
- (c) rhoi gwybod i'r ceisydd am unrhyw bryderon a ganfuwyd ynglŷn â'r datblygiad arfaethedig a sut y gellir mynd i'r afael â'r pryderon hynny; neu
- (ch) rhoi gwybod i'r ceisydd fod gan yr ymgynghorai arbenigol bryderon ac y byddai'n gwrthwynebu cais am ganiatâd cynllunio a wneid ar yr un telerau neu delerau o'r un sylwedd, ac yn nodi'r rhesymau am y gwrthwynebiadau hynny.

Os nad ydych yn gallu ymateb o fewn yr amserlen hwn, byddem yn ddiolchgar petaech yn cysylltu â ni i drafod a chytuno estyniad amser tu hwnt i'r 28 diwrnod o ddyddiad yr e-bost hwn.

Os y cewch unrhyw drafferth cael mynediad i'r dogfennau, byddem yn ddiolchgar pe gallech roi gwybod i ni cyn gynted ag y bo modd.

Os oes gennych unrhyw ymholiadau neu os hoffech drafod unrhyw elfen o'r dogfennau Ymgynghoriad Cyn-Ymgeisio, peidiwch ag oedi i gysylltu â ni. Edrychwn ymlaen i glywed gennych yn fuan.

Yn gywir

Dear Sir / Madam,

We are writing to you as a relevant specialist consultee as identified in Schedule 4 (Articles) of The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.

Back in February 2019, Zip World consulted on proposed plans for a zip wire development at the above site. By now, the route for zip C has been amended and therefore we are re-consulting on this change. Zip C now proposes to finish on land at Tower Colliery rather than on a field to the west of Tower Colliery. The remainder of the scheme remains unchanged as per the plans subject to consultation earlier this year.

Please find attached notice of the consultation. This relates to 'Consultations Before the Grant of Permission'.

We wish to notify you of a Pre-Application Consultation which we are holding in order to consult with you upon proposed development on land at Rhigos Mountain and former Tower Colliery, Rhigos Road, Hirwaun.

Notice is given that Zip World Ltd is intending to apply for erection of three zip wire courses (4 zip lines), laying of hard standing, creation of internal access roads and pedestrian routes, temporary siting of cabins and use of land for car parking.

The link below will take you directly to the files online.

<http://www.cadnantplanning.co.uk/consultations>

As a statutory consultee, there is a duty to respond to pre-application consultation (2E, DMPO 2016):

"(1) A specialist consultee, consulted in accordance with the provisions of section 61Z (4) of the 1990 Act, must provide a substantive response within 28 days beginning with the day on which the notice referred to in article 2D (3) is given or such other period as may be agreed in writing between the specialist consultee and the applicant.

(2) For the purposes of this article, a substantive response is one which—

- (a) states that the specialist consultee has no comment to make;
- (b) states that the specialist consultee has no objection to the proposed development and refers the applicant to current standing advice by the specialist consultee on the subject of the consultation;
- (c) advises the applicant of any concerns identified in relation to the proposed development and how those concerns can be addressed; or
- (d) advises the applicant that the specialist consultee has concerns and that it would object to an application for planning permission made in the same or substantially the same terms and sets out the reasons for those objections."

PAC 2 Response

If you are unable to respond within this timeframe, please do contact us to discuss an extension of time beyond 28 days of the date of this email.

If you have any issues viewing the documents on our webpage, we would be grateful if you could notify us as soon as possible.

If you have any queries or if you would like to clarify any aspect of the suite of Pre-Application Consultation documents, please do not hesitate to contact us. We look forward to hearing from you in due course.

Yours sincerely,

www.cadnantplanning.co.uk



O ganlyniad i dwf parhaus y cwmni, rydym wedi symud i fwy yng Nghonwy ac wedi agor swyddfa newydd.

Due to continued company growth, we have moved into larger offices in Conwy and opened a new office in Chester.

Conwy | 20 Connaught House, Riverside Business Park, Benarth Road, Conwy, LL32 8JN

Chester | 3 Bretton House, Bell Meadow Business Park, Park Lane, Pulford, Chester, CH3 9JL

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PAC 2 Response



Dŵr Cymru
Welsh Water

Developer Services
PO Box 3146
Cardiff
CF30 0EH

Tel: +44 (0)800 917 2652
Fax: +44 (0)2920 740472
E.mail: developer.services@dwrcymru.com

Gwasanaethau Datblygu
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Caerdydd
CF30 0EH

Ffôn: +44 (0)800 917 2652
Ffacs: +44 (0)2920 740472
E.bost: developer.services@dwrcymru.com

[REDACTED]
Zip World Ltd
Basecamp
Denbigh Street
Llanrwst
Conwy
CF44 9UD

Date: 01/11/2019
Our Ref: PPA0004410

Dear [REDACTED]

Grid Ref: 291888 203746

Site Address: Land at Rhigos Mountain and Tower Colliery, Rhigos Road, Hirwaun, RCT

Development: 2D- Erection of three zip wire courses (4 zip lines), laying of hard standing, creation of internal access roads and pedestrian routes, temporary siting of cabins and use of land for car parking.

I refer to the Schedule 1C - Article 2D notice received and your formal request for a pre-application consultation response before applying for planning permission from Dwr Cymru Welsh Water as a 'Specialist Consultee' as defined by Paragraph (y) of Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. It is acknowledged that the consultation request relates to a major development site and thus seeks a substantive response within 28 days from the date of the notice, 9 October 2019, as per the requirements of Article 2E. This request includes our views on the capacity of our network of assets and infrastructure to accommodate your proposed development.

We recognise that discussions are ongoing between the prospective Applicant and ourselves in regard to the impact on our assets. Whilst we are supportive in principle and this aligns with discussions to date, we advise as follows.

The proposed falls within a Dwr Cymru Welsh Water drinking water catchment's 'Llyn Fawr and Nant Garreg Lwyd' which are designated as a Drinking Water Protected Area under Article 7 of the Water Framework Directive. This Article requires the UK to take action to protect drinking water sources. Section 7.3 states that the aim is 'to avoid deterioration in water quality where this may lead to additional purification treatment being required.



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

Having reviewed the details submitted we note that surveys have been completed to ensure no risk would be posed from the instability of the ground from the mining legacy within the area. However, are you able to confirm if there are mitigation plans in place to protect risk to any water course, including tributaries from:

- Sediment movement – including those generated by felling plans
- Large Vehicle movements and storage
- Storage of any chemicals – including hydrocarbons
- Use of any pesticides from vegetation management during construction and after.

In light of the potential impact on the drinking water protective area, the reservoir and the associated dam structure, as well as Health and Safety implications, further technical detail is required for us to fully evaluate the potential impact on our asset. In this regard I would encourage a meeting between both parties to discuss technical matters in advance of the submission of the planning application. At this juncture however I do take the opportunity to draw your attention to the height of the wire and the relationship with our reservoir which has previously been discussed with the Applicant in regard to our requirements.

Finally, confirmation is also required that a Surface Draining Plan for, during and after the construction process is in place.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Planning Liaison Manager
Developer Services

Please Note that demands upon the water and sewerage systems change continually; consequently, the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.



Llywodraeth Cymru
Welsh Government

PAC 2 Response

Plas Carew, Uned 5/7 Cefn Coed
Parc Nantgarw, Caerdydd CF15 7QQ
Ffôn 0300 025 6000
E-bost cadw@llyw.cymru
cadw.gov.wales

Plas Carew, Uned 5/7 Cefn Coed
Parc Nantgarw, Caerdydd CF15 7QQ
Ffôn 0300 025 6000
E-bost cadw@llyw.cymru
cadw.gov.wales

Cadnant Planning

By email: PAC@cadnantplanning.co.uk

Eich cyfeirnod
Your reference

Ein cyfeirnod
Our reference

Dyddiad
Date

2019

Llinell uniongyrchol
Direct line

0300 025

E-bost
Email:

cadwplanning@gov.wales

Dear Sir/Madam,

Pre-Planning Application – Erection of 3 zip wire courses (4 zip lines) and associated works, land at Rhigos Mountain and former Tower Colliery, Rhigos Road, Hirwaun

Thank you for your letter of 10 October 2019 inviting our comments on the pre-planning application consultation for the proposed development described above.

Advice

The following comments are based on information made available to us as part of the pre-application consultation and we will review our comments when we are consulted on the final planning application.

Having carefully considered the information provided we have no objections to the impact of the proposed development on the scheduled monuments.

Our assessment of the pre-application is given below.

Our role

Our statutory role in the planning process is to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled monuments, registered historic parks and gardens, registered historic landscapes where an Environmental Impact Assessment is required and development likely to have an impact on the outstanding universal value of a World Heritage Site. We do not provide an assessment of the likely impact of the development on listed buildings or conservation areas, as these are matters for the local authority.

It is for the local planning authority to weigh our assessment against all the other material considerations in determining whether to approve planning permission.

Mae Gwasanaeth Amgylchedd Hanesyddol Llywodraeth Cymru (Cadw) yn hyrwyddo gwaith cadwraeth ar gyfer amgylchedd hanesyddol Cymru a gwerthfawrogiad ohono.

The Welsh Government Historic Environment Service (Cadw) promotes the conservation and appreciation of Wales's historic environment.

Rydym yn croesawu gohebiaeth yn Gymraeg ac yn Saesneg.
We welcome correspondence in both English and Welsh.



BUDDSODDWR MEWN POBL
INVESTOR IN PEOPLE



National Policy

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), Technical Advice Notes and related guidance.

PPW ([Chapter 6 – The Historic Environment](#)) explains that it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.

The conservation of archaeological remains and their settings is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in a direct adverse impact on a scheduled monument (or an archaeological site shown to be of national importance)

[Technical Advice Note 24: The Historic Environment](#) elaborates by explaining that when considering development proposals that affect scheduled monuments or other nationally important archaeological remains, there should be a presumption in favour of their physical preservation in situ, i.e. a presumption against proposals which would involve significant alteration or cause damage, or would have a significant adverse impact causing harm within the setting of the remains.

Assessment

BR157 Site of Hirwaun Ironworks
GM101 Blaenrhondda settlement
GM118 Ffos Toncenglau cross ridge dyke
GM235 Foel Chwern Round Cairn
GM509 Locomotive Type Steam Boiler, Blaen Rhondda
GM539 Garn Bica
GM541 Rhondda Fach Cairn
GM564 Craig y Bwlch round cairn
GM565 Tarren y Bwlch round cairn

The above scheduled monuments are located inside 3km of the proposed development but, apart from GM118 Ffos Toncenglau cross ridge dyke, due to the distance from the monuments along with intervening topography, buildings and vegetation it is unlikely, that there will be any significant impact on the settings of these scheduled monuments.

The impact of the proposed development on scheduled monument GM118 Ffos Toncenglau cross ridge dyke and its setting has been considered in a Heritage Impact Assessment has been prepared by Cadnant Planning. This has concluded that as the access route to the development will use an existing track there will be no direct impact on the scheduled monument. It has also noted that whilst there will be a slightly adverse

PAC 2 Response

impact on this wider setting, this is considered to be minimal, and the proposal will not affect the way the Scheduled Monument can be read as part of the wider landscape or on its possible relationship to other known historic assets in the vicinity of the application site. Consequently, whilst there will be a slight impact on the setting of scheduled monument GM118 this will not be significant. We concur with these conclusions.

Finally, there may also be undesignated historic assets that could be affected by the proposed development and, if you have not already done so, we would advise that you consult the Historic Environment Record held by the Glamorgan-Gwent Archaeological Trust www.ggat.org.uk

Yours sincerely,



Diogelu a Pholisi / Protection and Policy

PAC 2 Response

[REDACTED]

From: [REDACTED]@rctcbc.gov.uk>
Sent: 04 November 2019 11:05
To: [REDACTED]
Cc:
Subject: RE: Pre-application consultation - Rhigos Mountain and Tower Colliery, Rhigos - CONFIDENTIAL

Hello [REDACTED]

Thanks for the badger and peregrine reports.

Both are to a very high standard.

The **Badger** Survey has recorded a sett within the zip wire corridor and a lot of badger activity within the area. The Report recommends a number of additional measures;

1. A Full badger survey of all areas affected.
2. Pre-consultation with NRW regarding any licensing requirements in terms of badger disturbance
3. A series of recommendations for controlled working in and around areas of badger activity.

Those are sound recommendations and I would suggest you do consider taking forward those elements (that you can) as soon as possible e.g. additional badger survey in the winter will be easier to find evidence of setts with bramble and other dense dying back. If a protected species licence is needed early discussion with NRW is always recommended.

The **Peregrine** survey recorded and interprets a considerable amount of very useful site specific information regarding peregrine use of the crags and flight line activity. In general terms the report concludes that the impacts on peregrine from the zipwire would be very limited, but peregrine may end up altering their behaviour somewhat when the wire is operating and the Report identifies a series of mitigation measures. These include the important key provision of pre- management of the crags to create other suitable peregrine nesting sites at a greater distance from the zip wire, the use of brightly coloured wire for the section of zipwire near the crags to make the wire obvious to the peregrines (this might have some visual impacts which might need to be reviewed by your landscape consultant), measures to prevent people accessing the cliff tops from above and site interpretation for visitors regarding peregrines, their importance and their use of the site. I would also suggest that the peregrine use (and raven and perhaps kestrel) of the crags as breeding and hunting habitat is monitored for perhaps a 5 year period after the start of the operation of the zipwire to allow assessment of how the peregrines (and other species) react to zip wire operation, and to identify if any additional mitigation is needed in the future to remediate any issues that might arise. I would recommend such a planning condition.

Also of potential importance to a forthcoming planning application is the recent issuing on 23/10/19 by Welsh Government of a circular to Local Planning Authorities in Wales that highlights the weight that will be given to schemes that can show biodiversity enhancement. Measures previously recommended in the Peter Sturgess Reports for improved management of the SSSI crags and other land within the route corridor (including marshy grassland and conifer plantation areas), together with biodiversity/landscape/geological interpretation for visitors would potentially form part of biodiversity enhancement proposals. Given the presence of the SSSI, I would suggest that when it is appropriate issues of biodiversity mitigation and enhancement could benefit from further discussion.

I hope these comments are helpful.

Thanks,

[REDACTED]

PAC 2 Response

[REDACTED]
Ecolegydd/ Ecologist
Cyngor Rhondda Cynon Taf Council
Unit 7c
Hepworth Business Park,
Coedcae Lane,
Pontyclun
CF72 9DX



Croesawn ohebu yn Gymraeg a fydd gohebu yn y Gymraeg ddim yn arwain at oedi.
Rhowch wybod inni beth yw'ch dewis iaith e.e Gymraeg neu'n ddwyieithog

We welcome correspondence in Welsh and corresponding with us in Welsh will not lead to a delay.
Let us know your language choice if Welsh or bilingual

From: [REDACTED]@cadnantplanning.co.uk>
Sent: 29 October 2019 11:37
To: [REDACTED]@rctcbc.gov.uk>
Cc: [REDACTED]@rctcbc.gov.uk>; [REDACTED]@rctcbc.gov.uk>
Subject: Pre-application consultation - Rhigos Mountain and Tower Colliery, Rhigos - CONFIDENTIAL

[REDACTED]
Thank you for your comments in response to our pre-application consultation – thank you for responding to these on behalf of [REDACTED]. I have attached a copy of [REDACTED] original comments, and I hope that we have been able to respond adequately through the amended scheme and refinement of details.

Thank you for your ecological comments which are much appreciated. Please find attached a copy of the Badger Sett Observations and Peregrine Observations Reports prepared by [REDACTED]. I did not share these as they are marked confidential, therefore I would be grateful if these aren't shared any further. They will of course be submitted as part of the planning application, but for RCT and NRW to assess on a confidential basis.

I'd welcome any comments you have to make in relation to these.

Kind regards

[REDACTED]

[REDACTED]



O ganlyniad i dwf parhaus y cwmni, rydym wedi fwy yng Nghonwy ac wedi agor swyddfa newydd.

Due to continued company growth, we have moved into larger offices in Conwy and opened a new office in Chester.

Conwy | 20 Connaught House, Riverside Business Park, Benarth Road, Conwy, LL32 8JG

Chester | 3 Bretton House, Bell Meadow Business Park, Park Lane, Pulford, Chester, CH3 9JL

From: [REDACTED] <[\[REDACTED\]@rctcbc.gov.uk](mailto:[REDACTED]@rctcbc.gov.uk)>

Sent: 17 October 2019 08:57

To: PAC <pac@cadnantplanning.co.uk>

Cc: [REDACTED] <[\[REDACTED\]@rctcbc.gov.uk](mailto:[REDACTED]@rctcbc.gov.uk)> [REDACTED] <[\[REDACTED\]@rctcbc.gov.uk](mailto:[REDACTED]@rctcbc.gov.uk)>

Subject: FW: Ymgynghoriad cyn cyflwyno cais / Pre-application consultation - Rhigos Mountain and Tower Colliery, Rhigos

[REDACTED]

Your email (below) to [REDACTED] has been passed to me to comment. Unfortunately [REDACTED] has very recently had to retire for reasons of ill-health and we don't currently have a Landscape Architect. As the Council's ecologist I am perhaps the next best thing. I have (as has been requested) looked through and reviewed the [REDACTED] landscape/visual assessment and the approach taken and assessment rationale appear to be appropriate. The visual/landscape implications appear to be at two scales - one a very local impact on Craig y Lyn and one on the wider landscape. From my understanding of the scheme changes, the revision of the route as described is unlikely to have a significant additional impact in comparison with the previous scheme that [REDACTED] commented on. However, I don't actually have [REDACTED] original comments (that you refer to blow). So on the basis of my comments above I would suggest that as a precaution, those original comments are kept as the landscape position that Ray provided and are referred to in those terms.

As, the Council's Ecologist, I noticed the revised ecological assessment by [REDACTED] and assume it is OK for me to comment further on that. The ecological assessment is a detailed and very competent ecological assessment and review. I note the mitigation recommendations of the report and those appear to be appropriate measures. I think the potential to provide interpretation of the landscape and habitats (SSSI) over which the zip wire will travel is a very good and positive proposal. It is not widely recognised that this part of RCT supports the most southerly glacial cwms in the British Isles (with the Pyrenees being the next cwms south of RCT) and that setting is, I assume, part of the attraction of the site. So, the capacity to inform and engage with visitors about the natural splendour of the landscape and the very special habitats of the glacial cwm would be extremely positive. I am also pleased to see reference to potential to provide some positive management of the SSSI (which does have problem with conifer tree regeneration) and the recommendations through management of providing peregrine falcons with alternative nesting sites further away from the zip wire route. The opportunity to discuss how those elements of mitigation could come forward would be something I would recommend. I am aware that Peter did undertake some specific peregrine falcon monitoring of the Site, but I don't think I have seen the result/report of that assessment. Is that report available for review?

I hope the above is helpful.

Regards,

[REDACTED]

PAC 2 Response

Ecolegydd/ Ecologist
Cyngor Rhondda Cynon Taf Council
Unit 7c
Hepworth Business Park,
Coedcae Lane,
Pontyclun
CF72 9DX



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Let us know your language choice if Welsh or bilingual

From: PAC <pac@cadnantplanning.co.uk>

Sent: 09 October 2019 19:39

To: [REDACTED] <@rctcbc.gov.uk>

Cc: [REDACTED] <@rctcbc.gov.uk>

Subject: Ymgynghoriad cyn cyflwyno cais / Pre-application consultation - Rhigos Mountain and Tower Colliery, Rhigos

Raymond,

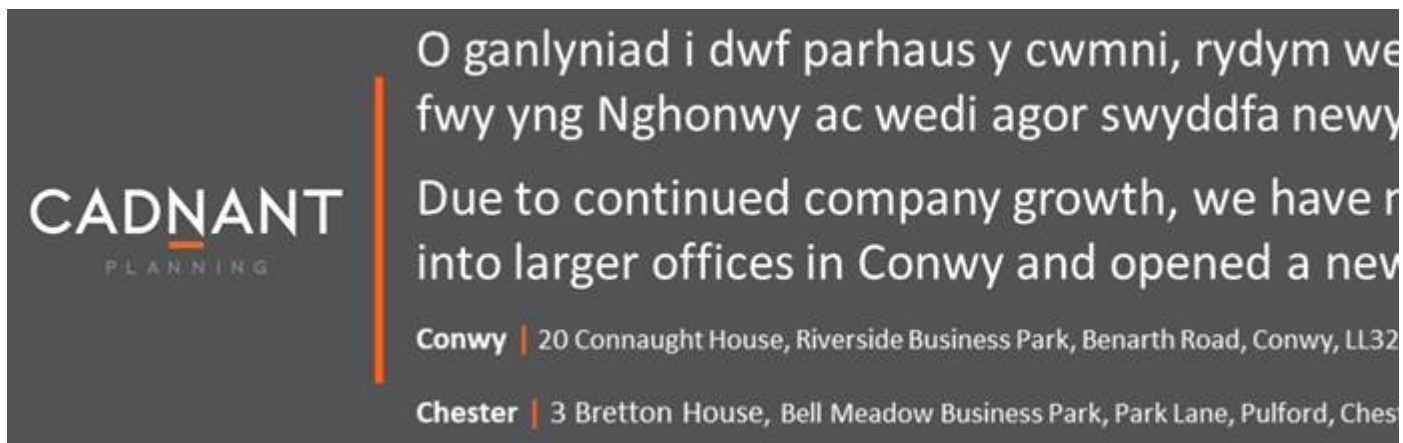
Earlier this year, you provided comments on a draft planning application by Zip World for a zip line development on land at Rhigos Mountain/Tower Colliery. By now, the route for zip C has been amended and therefore we are re-consulting on this change. Zip C now proposes to finish on land at Tower Colliery rather than on a field to the west of Tower Colliery. The remainder of the scheme remains unchanged as per the plans subject to consultation earlier this year.

As part of our consultation, I'd welcome your comments on our draft plans which can be found online at <http://www.cadnantplanning.co.uk/consultations>. We are consulting up until 06 November.

If you have any issues viewing the documents on our webpage, we would be grateful if you could notify us as soon as possible. If you have any queries or if you would like to clarify any aspect of the suite of Pre-Application Consultation documents, please do not hesitate to contact us. We look forward to hearing from you in due course.

Yours sincerely,

[REDACTED]
www.cadnantplanning.co.uk



Mae'r e-bost hwn ac unrhyw atodiad iddo yn gyfrinachol ac fe'i bwriedir ar gyfer y sawl a enwir arno yn unig. Gall gynnwys gwybodaeth freintiedig. Os yw wedi eich cyrraedd trwy gamgymeriad ni ellwch ei gopïo, ei ddosbarthu na'i ddangos i unrhyw un arall a dylech gysylltu gyda Cadnant Planning Ltd ar info@cadnantplanning.co.uk ar unwaith.

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Mae'r neges ar gyfer y person / pobl enwedig yn unig. Gall gynnwys gwybodaeth bersonol, sensitif neu gyfrinachol. Os nad chi yw'r person a enwyd (neu os nad oes gyda chi'r awdurdod i'w derbyn ar ran y person a enwyd) chewch chi ddim ei chopïo neu'i defnyddio, neu'i datgelu i berson arall. Os ydych chi wedi derbyn y neges ar gam, rhowch wybod i'r sawl sy wedi anfon y neges ar unwaith. Mae'n bosibl y bydd holl negeseuon yn cael eu cofnodi a/neu fonitro unol â'r ddeddfwriaeth berthnasol. I ddarllen yr ymwadiad llawn, ewch i <http://www.rctcbc.gov.uk/ymwadiad>

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**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-102513-G5J4
Eich cyf/Your ref: -

Rivers House
St Mellons Business Park
Fortran Road
Cardiff
CF3 0EY

Cadnant Planning
20 Connaught House
Riverside Business Park
Benarth Road
Conwy
LL32 8UB

Ebost/Email:
southeastplanning@cyfoethnaturiolcymru.gov.uk
Ffôn/Phone: (0300) 0655027

6 November 2019

Annwyl Syr/Madam / Dear Sir/Madam,

STATUTORY PRE-APPLICATION CONSULTATION - TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 AS AMENDED.

BWRIAD / PROPOSAL: ZIP WORLD LTD IS INTENDING TO APPLY FOR ERECTION OF THREE ZIP WIRE COURSES (4 ZIP LINES), LAYING OF HARD STANDING, CREATION OF INTERNAL ACCESS ROADS AND PEDESTRIAN ROUTES, TEMPORARY SITING OF CABINS AND USE OF LAND FOR CAR PARKING.

LLEOLIAD / LOCATION: RHIGOS MOUNTAIN AND TOWER COLLIERY, RHIGOS

Thank you for providing a requisite notice to us under Article 2D of the above Order. We received a copy of your proposed application on 9 October 2019. Please note our comments are based on the information made available to us on the 9th October 2019. We have not considered the additional information submitted to us on 4 November 2019.

Based on the information provided, we would have significant concerns with the proposed development as submitted. We would recommend the Local Planning Authority should only grant planning permission if the scheme can meet the following requirements. Otherwise, we would object to this planning application.

Requirement 1: Protected species, birds – Further breeding bird surveys to understand the full range of the bird species nesting in the vicinity of the development and, dependant on the results of the surveys, appropriate mitigation to be provided.

Condition 1: Designated Sites – Submission of a Construction Environment Management Plan

Requirement 1: Protected species

We note the habitat survey entitled 'Zip World Ltd, Proposed Rhigos Mountain Zip Wire, Habitat survey 2018/ 2019' dated September 2019 by Sturgess Ecology.

Birds

Further to our pre-application advice letter of 14 March 2019 (CAS-79310-B4V5) we note and welcome that survey has been undertaken to establish the presence of breeding peregrine falcon. It is indicated in the habitat survey that crags overlooking Lyn Fawr have been used by nesting peregrine falcon, with one known past breeding site being within 100 metres of the proposed Zip Line. The application however indicates that it has not found detailed location information of other peregrine nesting records and no specific information is provided on spatial spread of nesting opportunities in relation to distance from the zip wires. There is therefore uncertainty over the potential of the proposal to affect nesting peregrine. Whilst the document includes a suggestion that additional ledge nesting opportunities could be created there is no definite mitigation proposed for the potential impacts. We therefore consider that further information should be provided with the application to support the assessment of the level of risk to nesting Peregrine falcon and to outline any mitigation of the risk proposed.

As noted above we have not yet reviewed the new survey report Zip World Ltd, Proposed Rhigos Mountain Zip Wire, Peregrine observations: Spring 2019 dated June 2019 by Sturgess, which was only provided on 05 November 2019. We can not provide our updated position based on this report in this letter, and as agreed this will follow by 24 November 2019.

Bats

We note the recommendations of the habitat survey that further bat surveys should be carried out if any buildings or large trees are likely to be affected. We recommend that you seek the advice of the LPA ecologist to determine if there is a reasonable likelihood of bats, a European Protected Species, being present within the application site. If so, in accordance with TAN5 (paragraph 6.2.2) a bat survey may be required.

The survey should be carried out in accordance with 'Bat Surveys; Good Practice Guidelines 3rd Edition' published by the Bat Conservation Trust 2016.

Condition 1: Designated sites

The Craig-y-Llyn Site of Special Scientific Interest (SSSI) lies directly beneath the zip wire route. The high cliffs, ravines and flushes of Craig-y-Llyn support many important montane species.

We note from the habitat survey that the proposed works will be located close to the edge of the SSSI. Surface water runoff from the site including up-lift road, stanchions, car park area and tree felling plan has potential to impact on the SSSI during construction works and during operation. As such details need to be provided as to how surface water runoff will be managed and treated, such as silt mitigation measures. We refer you to 'Guidance for Pollution Prevention 5: Works and maintenance in or near water: GPP 5', to avoid creating run-off that could affect the designated features and have negative impacts on the

species. These measures should also protect the Dŵr Cymru Welsh Water owned Llyn Fawr reservoir (a drinking water supply reservoir solely dependent on rainwater supply) from the impacts of sedimented water run-off. Water leaving the construction area and operational areas should be clean and management of water should ensure that new flow paths are not created that could change water quality, flow rates and scour to sensitive habitats or species. This information may be provided in a Construction Environment Management Plan (CEMP) for the construction and operation stages of the development, to be submitted for approval prior to the commencement of the development. We are satisfied that submission of a CEMP can be conditioned.

For your information a trade effluent permit for surface water may be required for the proposal. For further information: <https://naturalresources.wales/permits-and-permissions/water-discharges-and-septic-tanks/discharges-to-surface-water-and-groundwater/environmental-permitting-for-discharges-to-surface-water-and-groundwater/?lang=en>

Landscape

We have reviewed the document 'Zip Lines, Tower Colliery, Rhigos, Landscape Statement (LVIA) AMENDED DRAFT Prepared for Zip World by Bronwen Thomas Landscape Architect February 2019' amended October 2019.

We have no objection to the proposals. Whilst it is unlikely the proposal would have a substantial adverse impact on the National Park, the proposal would have some adverse impact on landscape character of the local landscape within its setting and views towards the National Park. We therefore advise that a scheme of landscape mitigation and enhancement should be included with any formal planning application, in line with Policy AW6 of the Rhondda Cynon Taf Local Plan. Further explanation is given below.

We note the amendments to the previous scheme as set out in the Design, Access & Planning Statement. i.e. that proposed Zip course C has been amended such that the landing area and end of the course is now located at Tower Colliery, to the south west of the listed headframe. This re-location is unlikely to alter the findings with regard to landscape and visual impact. We welcome the proposal to use 'stealth trolleys' (as at Penrhyn Quarry) for the zip wire as they are stated to be significantly quieter than standard aluminium trolleys.

With regard to the Design, Access & Planning Statement we note:

4.24 refers to tree removal at the base of Zip course B, with a reinforced tree line proposed to provide a buffer between the landing gantries for Zip B & the nearby bridleway & fencing to Tower Colliery, otherwise no other landscaping is proposed.

4.25 states that a 100m swathe of mature conifers near the end of Zip B would be removed and a further section on Zip C with adjacent blocks also to be felled. It is stated that these would be seen as straight lines in a flowing landscape, but not generally seen 'head-on' and therefore not too conspicuous.

The Tree Removal Plan indicates areas to be removed, but provides little detail and no information on replacement planting or enhancements.

With regard to the Landscape & Visual Statement – Amended Draft document we note: 2.4 states that LANDMAP data was last updated in 2013, however it should be noted that LANDMAP datasets have been updated in 2018 & 2019. Information and updated mapping can be found on the Natural Resources Wales website.

Information on the Scarps & Cwms and Forested Foothills Landscape Character Areas notes the ‘unspoilt’ sense of remoteness and tranquillity, major landscape and high-moderate impact on the Special Landscape Area, along with a major perceptual effect on Viewpoint 1.

6.2 notes that there is potential to reduce the impact of the cut swathe through the forestry by softening the straight edges of the felling, retaining some mature conifer groups and planting native trees and shrubs at the edges. We recommend that this advice is followed through to the final proposal as part of a scheme of landscape mitigation and enhancement for the site.

In addition to the above we refer you to our previous advice in relation to landscape.

Given the proximity to the National Park and noted qualities of remoteness and tranquillity within the local character areas in the Landscape & Visual Statement, proposals to avoid lighting and minimise noise would be welcomed.

Foul Drainage

We note that a package treatment plant is proposed to deal with foul drainage. We have no objection in principle to this method of foul drainage disposal. However, we consider that the Applicant should be made aware of the following:

With respect to the discharge of effluent to ground or surface water, the Applicant will need to apply for an environmental permit or register an exemption with us. Septic tanks and small sewage treatment works may be registered as exempt from the requirement to obtain an environmental permit if certain criteria are met. Please note, should a permit be required, further information may be required as part of that application. We advise holding pre-application discussions with our Permitting Team on 0300 065 3000, at the earliest opportunity, to try to ensure that there is no conflict between any planning permission granted and the permit requirements. It is important to note that a grant of planning permission does not guarantee that a permit will be granted, should a proposal be deemed to be unacceptable (either because of environmental risk or because upon further investigation, a connection to mains sewer was feasible). All the required permissions, consents, permits and any other approvals should be in place prior to commencement of works on the site.

More information, including a step by step guide to registering and the relevant application forms are available on our website. Where private sewage treatment/disposal facilities are utilised, they must be installed and maintained in accordance with British Standards 6297 and Approved Document H of the Building Regulations. Guidance for Pollution Prevention 4 on the NetRegs website, also provides further information.

Other Matters

Please note, if further information is prepared to support an application, it may be necessary for us to change our advice in line with the new information.

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance.

In addition to planning permission, you are advised to ensure all other permits/consents/licences relevant to the development are secured. Please refer to our [website](#) for further details.

Further advice on the above matters could be provided prior to your planning application being submitted, however there would be a charge for this service. Additional details are available on our [website](#).

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully


Cyngorydd - Cynllunio Datblygu / Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales

APPENDIX J

Responses from community consultees

[REDACTED]

From: [REDACTED]
Sent: 15 April 2019 13:31
To: [REDACTED]
Subject: RE: Fwd: Proposed zip lines development at Rhigos Mountain/former Tower Colliery - Pre-application consultaiton

Importance: High

Dear [REDACTED]

Our Cllrs discussed the pre-application consultation at our meeting last Thursday and wish to make the following comments:

Our Cllrs think that this is a fantastic opportunity for development and will be good for local businesses. Our residents seem to be in favour of this application and Hirwaun & Penderyn Community Council wish to convey our support.

They have also asked that we be included in any other consultation as we are always included by RCT on any planning application linked to the Tower Colliery site.

Kind regards

[REDACTED]
Executive Officer to Hirwaun & Penderyn Community Council
Hirwaun Village Hall, High Street, Hirwaun, CF44 9SL
Telephone number: 01685 812850
(My office hours are Monday to Thursday)

For information on our Privacy Policy please refer to hirwaunandpenderyncc.org.uk

-----Original Message-----

From: [REDACTED]
Sent: Wednesday, 3 April, 2019 11:04
To: [REDACTED]
Subject: RE: Fwd: Proposed zip lines development at Rhigos Mountain/former Tower Colliery - Pre-application consultaiton

Thank you [REDACTED] that would be great.

Kind regards

[REDACTED] | **Uwch-Gynllunydd | Senior Planner**
Cadnant Planning | 01492 581800 | 01244 621007 | [REDACTED]

From: [REDACTED]
Sent: 03 April 2019 11:03
To: Sioned Edwards <sioned.edwards@cadnantplanning.co.uk>
Subject: RE: Fwd: Proposed zip lines development at Rhigos Mountain/former Tower Colliery - Pre-application consultaiton

Thanks [REDACTED]

I'll get the response to you by Monday 15th April if that is ok as I don't work a Friday.

Kind regards

[REDACTED]
Executive Officer to Hirwaun & Penderyn Community Council
Hirwaun Village Hall, High Street, Hirwaun, CF44 9SL
Telephone number: 01685 812850
(My office hours are Monday to Thursday)

For information on our Privacy Policy please refer to hirwaunandpenderyncc.org.uk

-----Original Message-----

From: [REDACTED]
Sent: Tuesday, 2 April, 2019 09:43
To: [REDACTED]
Subject: RE: Fwd: Proposed zip lines development at Rhigos Mountain/former Tower Colliery - Pre-application consultaiton

Dear [REDACTED]

Thank you for your email. We are hoping to submit the application mid April therefore if you're comments could be forwarded as soon as possible after your meeting on 11th April, that would be great.

Many thanks and kind regards,

[REDACTED]
[REDACTED] | **Uwch-Gynllunydd | Senior Planner**
Cadnant Planning | 01492 581800 | 01244 621007 [REDACTED]

From: [REDACTED]
Sent: 01 April 2019 11:11
To: [REDACTED]
Subject: FW: Fwd: Proposed zip lines development at Rhigos Mountain/former Tower Colliery - Pre-application consultaiton
Importance: High

Dear [REDACTED]

I refer to the email below to Cllr Graham Thomas from yourself. Hirwaun & Penderyn Community Council would welcome the opportunity to comment on this. What is the last date that comments should be forwarded to you? Our next Council meeting is on Thursday 11th April.

Kind regards

[REDACTED]
Executive Officer to Hirwaun & Penderyn Community Council
Hirwaun Village Hall, High Street, Hirwaun, CF44 9SL
Telephone number: 01685 812850
(My office hours are Monday to Thursday)

For information on our Privacy Policy please refer to hirwaunandpenderyncc.org.uk

-----Original Message-----

From: [REDACTED] (Councillor)" [REDACTED]
Sent: Friday, 29 March, 2019 16:07
To: [REDACTED]
Subject: Fwd: Proposed zip lines development at Rhigos Mountain/former Tower Colliery - Pre-application consultaiton

Hi both,
Following questions raised at both community councils. Please see reply below. It is still possible to make contact to provide any view, see last paragraph.
Regards,

Graham.
Get [Outlook for iOS](#)

From: [REDACTED]
Sent: Wednesday, March 27, 2019 10:01 am
To: [REDACTED] (Councillor)
Cc: [REDACTED]
Subject: Proposed zip lines development at Rhigos Mountain/former Tower Colliery - Pre-application consultation

Good morning [REDACTED]

I hope this email finds you well? You may recall that we met at Zip World's public consultation event in Hirwaun earlier this month.

Chris Jones of RCT has been in touch regarding your query relating to consultation undertaken with regards to Zip World's proposed zip line development at Rhigos Mountain/Former Tower Colliery site. I've tried to call this morning but got through to your voicemail. Maybe you could give me a ring back when convenient?

The application site lies within the Rhigos Community Council area and as part of our Pre-Application Consultation procedure, we served notice on Rhigos Community Council by way of an email on 15 February 2019 (copy attached). We always offer to present the scheme to the Community Council as it is usually very helpful for them (although there is no statutory requirement to do so) – I included this offer in the email to the Clerk of Rhigos Community Council. The notice served provides a link to the consultation website which also provides information about the public consultation event held at Hirwaun on 6 March. The regulations don't require a public consultation event to be held, but we wanted to maximise the opportunities for local people to find out about the project and to engage with them on the proposals.

As the application site doesn't fall within the Hirwaun and Penderyn Community Council area, we didn't serve notice on them directly. Zip World's proposals were covered quite widely in the press, which hopefully also assisted with the publicity of the consultation.

Our consultation period has now come to an end since 17 March, however, if either of the community councils would like to submit comments to us, I'm more than happy to accept them and to consider these as part of our final preparation of the planning application, which we hope to submit to the Council next month. I'm also happy to answer any questions that they may have, be that over the phone or by email.

With kind regards,

[REDACTED]

[REDACTED] | **Uwch-Gynllunydd | Senior Planner**
Cadnant Planning | [REDACTED]



Conwy | 1 Connaught House, Riverside Business Park, Benarth Road, Conwy, LL32 8UB | 01492581800
Chester | 5 York Street, Chester, Cheshire, CH1 3LR | 01244621007

Mae'r e-bost hwn ac unrhyw atodiad iddo yn gyfrinachol ac fe'i bwriedir ar gyfer y sawl a enwir arno yn unig. Gall gynnwys gwybodaeth freintiedig. Os yw wedi eich cyrraedd trwy gamgymeriad ni ellwch ei gopïo, ei ddosbarthu na'i ddangos i unrhyw un arall a dylech gysylltu gyda Cadnant Planning Ltd ar 01492 581800 neu info@cadnantplanning.co.uk ar unwaith.

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Croesawn ohebu yn Gymraeg a fydd gohebu yn y Gymraeg ddim yn arwain at oedi. Rhowch wybod inni beth yw'ch dewis iaith e.e. Cymraeg neu'n ddwyieithog
Mae'r neges ar gyfer y person / pobl enwedig yn unig. Gall gynnwys gwybodaeth bersonol, sensitif neu gyfrinachol. Os nad chi yw'r person a enwyd (neu os nad oes gyda chi'r awdurdod i'w derbyn ar ran y person a enwyd) chewch chi ddim ei chopïo neu'i

[REDACTED];

From: [REDACTED]
Sent: 06 March 2019 23:23
To: PAC
Subject: Paragliding - zip line,

The take off for paragliders is aprox 50m lower than the proposed top cable. This is to dangerous in many ways. Are they aware that peragin falcons are hear now, they seem to of moved in with the paragliders ok (pg were here to begin with, this is me guessing though),in one day I have seen peregrines 3 times along the cliffs once as a pair, I don't know if this 4 birds or same 2 birds 3 times. Will the added regular activity mess with birds, are the birds protected.?. This is a very nice spot with some spectacular wild features I haven't seen in such abundance in South Wales. I'm ok with zip lines, hec I even built 2 commercially !! is a zip here specifically the best place for it ?
Many thanks for reading this

[REDACTED]

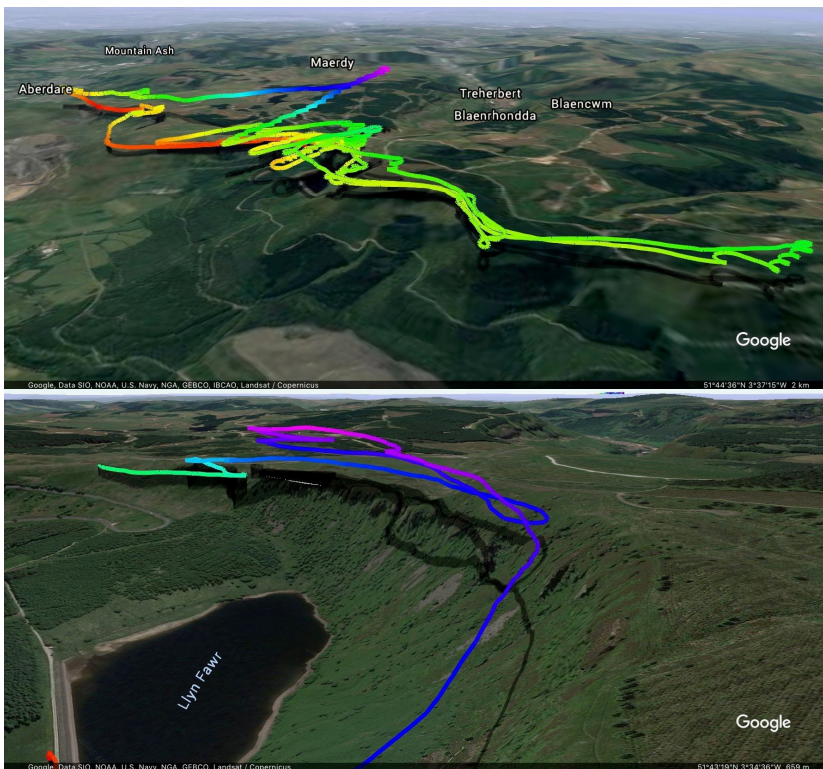
From: [REDACTED]
Sent: 07 March 2019 09:35
To: PAC
Subject: Zip World / Rhigos

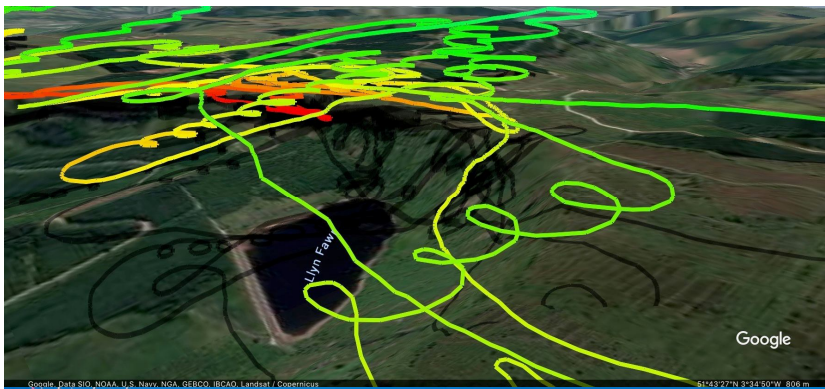
Dear Sir / Madam

I can see no mention of paragliding and hang-gliding in the Design, Access and Statement document. Rhigos is a fantastic site for paragliding and hang-gliding under the right conditions (ie. a 8-15mph northerly wind), and it would be a huge loss to the free-flying community should the proposed development affect our ability to use this site.

Personally I believe there's room for Zip World to operate, and for us to fly the site safely, but what I don't want to see is a draconian ban on paragliding and hang-gliding being imposed at the site, which is one of the most spectacular in South Wales.

I'm including some photos and screenshots of tracklogs from a beautiful day's flying I had at Rhigos last October which might be of interest...





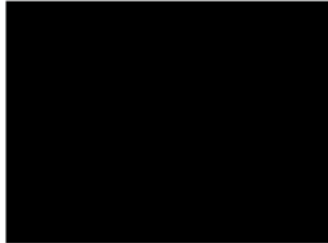
I can forward hi-res versions if required, plus kml versions of the tracklogs for you to examine in Google Earth if that would be helpful.

Yours sincerely





14th March 2019



ZIP WIRE DEVELOPMENT AND ASSOCIATED DEVELOPMENT AT RHIGOS MOUNTAIN AND TOWER COLLIERY

Dear Sirs

I am writing on behalf of the South East Wales Hang Gliding and Paragliding Club to **OBJECT** to the above planning proposal because: **The planning application does not give any consideration to the users of the free air space which is bisected by the zip wires.**

Rhigos Mountain has been flown by hang gliders and paragliders on a regular basis since 1979. The site was important in the early development stages of the sports due to the ease of access and height. The site has been managed by the club since it was formed and is flown frequently by the club members and during national hang glider and paraglider competitions.

The Rhigos Mountain is one of only three flying sites in South Wales that allows ridge soaring flying in NW to NE wind directions.

We include a web address for the details of our sites guide:

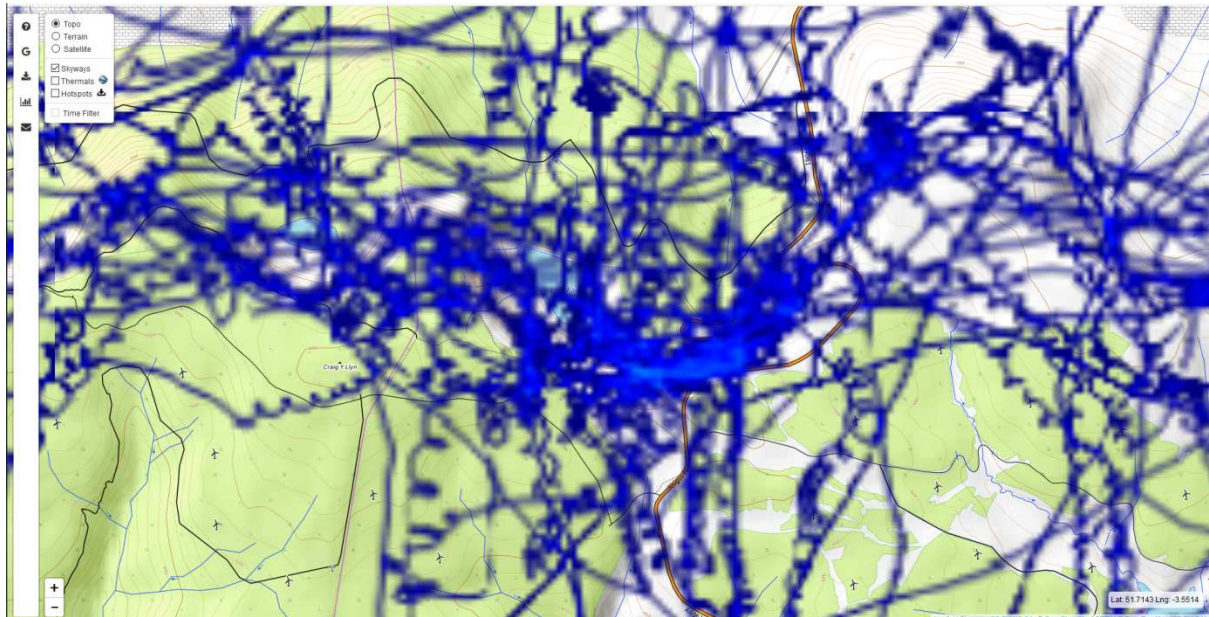
<https://www.flysouthwales.co.uk/site-guides/rhigos/>

You will note from the site guide that:

- The club has an agreement for the use of the take-off location detailed.
- From the take-off location pilots utilise the length of the hill.

We include below a map of the hang glider and paraglider flight track logs for Rhigos. This is located on <https://thermal.kk7.ch> and selecting 'Skyways'

It is clearly from these recorded flight track logs that the erection of Zip Line B would create a significant hazard to hang glider and paraglider pilots when ridge soaring the western side of this paragliding site.



Zip Line C is also a hazard, it is located across the path of hang gliders and paragliders when they approach the designated safe landing field as detailed on the Club's site guide.

We make the following additional points to support our objection:

- The Club now has in excess of 500 members from across the country. Visiting pilots utilise local accommodation and hospitality services when they visit, therefore contributing to the local economy, whilst local pilots will have to travel away from the area to other locations if they were not able to fly Rhigos Mountain safely.
- We anticipate Zip World has evaluated a number of locations across South Wales before deciding to progress with Rhigos Mountain as the preferred option. We would like to see evidence that the decision to progress with Rhigos Mountain is not based solely on a lower capital cost and equal measure has been given to the economic, environmental and social impact of each location.
- We believe that similar to the established Zip World in Snowden, the objective of Zip World will be to grow the portfolio of adventures and cafés in the area. This could further impact on the use of this site by the free flying community.

We request that further consultation and consideration is required to be undertaken Zip World with South East Wales Hang Gliders and Paraglider Club to reduce the hazards imposed by the Rhigos Zip Wires to Hang Glider and Paraglider pilots. Until these risks are fully assessed and a working solution is established we state our objection to the planning application.

Yours Faithfully

[Redacted Signature]

Sites officer
South East Wales Hang Gliding and Paragliding Club

[Redacted Contact Information]

[REDACTED]

From: [REDACTED]
Sent: 16 March 2019 23:09
To: PAC
Subject: Concerning Zip World Rhigos Mountain Planning Statement

To: Cadnant Planning Ltd.,
[REDACTED]

I have recently heard about plans for a proposed zip-line adventure sports complex at the Rhigos Mountain in South Wales. While I welcome the development of adventure sports and the regeneration of deprived areas, my immediate reaction to this proposal is concern that it may conflict with another adventure sport that is already practiced in the proposed location: paragliding. The installation of multiple zip wires could be hazardous to paraglider flights made in the area. Links to GPS track logs of typical paraglider flights made at the Rhigos can be seen at <https://www.syride.com/en/flights/&idPays=&idZone=&pseudo=&typePratique=&recherche=Rhigos&order=temps&tri=DESC>

Paragliding, by nature, requires access to a variety of hills that face in different directions depending of the wind. The paragliding site at Rhigos is one of only a select few paragliding sites in the region (and the only one in the immediate area) that is flyable in a north wind. The loss or limitation of such a flying site would limit local flying possibilities and cause overcrowding on other sites on north wind days.

Paragliding is a picturesque, low-impact sport that benefits the local economy - a small example being the proprietor of the van that sells refreshments in the Rhigos viewpoint lay-by. This gentleman told me how he gets much more custom on days when there are paragliders flying, as people stop in the lay-by to watch.

While the Rhigos site is clearly an ideal site for a Zip wire complex, there are numerous other possibilities in the local area that are not used as paragliding sites. One example is the area around OS grid reference SS922994, in between and above the settlements of Blaenrhondda and Blaencwm, just over the hill south of the Rhigos.

With these points in mind, I urge you and your client to reconsider the location of the proposed zip lines.

Sincerely,
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 17 March 2019 12:16
To: PAC
Subject: Tower Colliery / Zip Wire Consultation

Dear Sirs

While I welcome the plans for a zip wire style activity centre and the clear economic and employment benefits it brings to South Wales I do have some concerns.

I have been flying hang-glider, paragliders and now sailplanes in the area since the 80s.

The ridge and cliffs that we know as the 'Rhigos' site has been flown since the 70s. While not flown as often as other sites in the area administered by the South East Wales Hang Gliding and Paragliding club it is really important as there are very few sites in South Wales that can be flown in Northerly winds.

Note: the club is one of the largest in the UK with members from across the whole of Wales and most of mid/south/west England. It also has reciprocal arrangements with the West Wales, Mid-Wales and Avon clubs.

Please make efforts to ensure that the access and flying rights that have been enjoyed by free flyers for over 40 years are maintained without any new restrictions.

I'm sure that all parties can coexist but there will need to be some appropriate accommodations and considerations. I'm sure that the SEWHG&PG Club and possibly our national body - The BHPA will or already have been in touch.

It is disappointing to see no mention of our activities in the documentation that has been made available.

Please acknowledge receipt of this email.

Kind regards

[REDACTED]



8 Woodlands Close
St Arvans
Chepstow.
Monmouthshire
NP16 6EF

11th April 2019

Cadnant Planning
1 Connaught House
Riverside Business Park
Benarth Road
Conway
LL32 8UB

ZIP WIRE DEVELOPMENT AND ASSOCIATED DEVELOPMENT AT RHIGOS MOUNTAIN AND TOWER COLLIERY

Dear Sirs

Further to my letter of the 14th March 2019.

The South East Wales Hang Gliding and Paragliding Club have since had the opportunity to meet Zip World and discuss the concerns the Club had with the development of Rhigos Mountain.

During the meeting we have established further details about the development not previously available and gave full assessment to the risks of the project. This additional information now establishes there will be little impact to hang gliders and paragliders using the mountain and where there is a concern Zip World are willing to work with the Club to alleviate concerns and ensure the safe operation of all users of the mountain.

We have also established that there will be a notable positive economic, social and environmental impact to the area from the Zip World development which we as a local group are pleased to welcome and support. The synergies of our gliding club, the other activity providers in the area and the activities of Zip World will place Rhigos on the map as an adventure destination.

South East Wales Hang Gliding and Paragliding Club wish to withdraw any objection to the above planning proposal and state our full support for this project.

Yours Faithfully

[Redacted Signature]

Sites officer
South East Wales Hang Gliding and Paragliding Club

[Redacted Address]

[REDACTED]

From: [REDACTED]
Sent: 20 February 2019 09:15
To: PAC
Subject: Land at Rhigos Mountain and former Tower Colliery

Good morning,

I would like to share my views and ask some questions on your proposal to introduce a zip wire course in Rhigos.

Firstly, I think the proposal is fantastic. Rhigos has almost been “forgotten about” and is wasted as the village is surrounded with beautiful land, mountains and is rich in history. The Tower Colliery has been the home to many men and women in Rhigos who had spent their entire lives working there and had even used their pensions and incomes to keep the Tower Colliery open, which of course had sadly closed in 2008.

I believe your proposal can introduce Rhigos as a new hot spot as a tourist destination in South Wales.

The questions I have for your proposal are;

1. How many tourists do you expect to generate within the first few years of operation.
2. How long do you expect it will take to complete the planning of the zip wire world before it is open to the public
3. What are your long terms plans for the zip wire world, e.g. do you plan on introducing other tourist attractions near by or planning permissions for cafes, shops, restaurants etc.
4. As your proposal is set around the Tower Colliery, is this now owned by yourself?
5. What other feedback have you received from the local community

I hope I haven't been too forward in asking these questions. I have lived in Rhigos all of my life and I am excited to see these new plans go ahead!

I look forward to hearing from you.

Best wishes,



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[REDACTED]

From: [REDACTED]
Sent: 18 February 2019 11:44
To: PAC
Subject: Zip World Rhigos Comment

Just wanted to write in support of the development and to say that the plans look fantastic and absolutely epic. The site layout is conservative, respecting the heritage of the site whilst still being functional. The zip lines offer users a unique perspective to view the surrounding area. Overall, I believe the facility will be a great additional attraction to the valley, bringing in members of the public and creating jobs for locals. Zip World has had a really positive impact on North Wales, with the benefits spreading to other local businesses and the surrounding areas and hopefully Zip World Rhigos can do the same for South Wales. Finally, I look forward to seeing the facility materialise and will hopefully be a paying customer when it's operational.

[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: 28 February 2019 13:44
To: Cadnant Planning
Subject: Proposed Zip Lines at Tower Colliery Site, South Wales

Hello

I won't be able to be at the consultation meeting, but I don't need to be as there's nothing I want to ask about. I'm 60 years old, very overweight and just as underfit, and I LOVE ZIP LINES! I can't get up at the bottom of most of them without a great deal of help, but I don't care. I love zip lines and have done small ones at Go Ape and the long high one near Calgary where the Winter Olympics ski jump used to be. For me it could have been much longer and higher and I'd still have gone back for more. What's not to like?

My considered (?) opinion on your proposed development for Rhigos is - BRING IT ON!

On a more serious note, it's an area in serious need of regeneration. Any proposal that brings economic improvement here will have my approval.

You may consider this an official vote in favour of your plans.

--

[REDACTED]
Rhondda Fawr

[REDACTED]

From: [REDACTED]
Sent: 15 March 2019 14:49
To: [REDACTED]
Subject: FW: Penywaun Invest Local

[REDACTED]

Diolch

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 15 March 2019 12:34
To: PAC <pac@cadnantplanning.co.uk>
Cc: info@zipworld.co.uk
Subject: Penywaun Invest Local

Good afternoon,
I am working with residents in Penywaun as part of the Invest Local (the company operates near other IL areas in North Wales) and we would love to speak with you about the possibilities and benefits for local people, not least presumably construction and employment opportunities.

Many thanks

[REDACTED]

[REDACTED]

| I work part-time 18.5 hours a week and mainly on Wednesday and Thursdays. I will respond to emails and get back to you as soon as possible.

My mobile number is [REDACTED]

Building Communities Trust, Baltic House, Mount Stuart Square, Cardiff CF10 5FH.

Ymddiriedolaeth Adeiladu Cymunedau, Ty Baltig, Sgwar Mount Stuart, Caerdydd CF10 5FH.

| | [REDACTED] www.bct.wales

 Please consider the environment before printing this email.

 A wnewch chi ystyried yr amgylchedd cyn argraffu'r neges hon.

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[REDACTED]

From: [REDACTED]
Sent: 17 March 2019 19:59
To: PAC
Subject: Rhigos Zip Wire

Dear Sir/Madam

I am writing to you regarding two issues, first of all the total lack of publicity regarding the public meeting about the proposed Zip Wires that was held in Ramoth Chapel on the 6th March 2019.

I am a resident of the Hirwaun area and I attend most meetings held that concern the public, however the first indication I had that a meeting had been held was on Friday the 15th March 2019 when I visited your Web site, there were no notices posted in the village or anywhere else that I know of, to inform the public of the meeting.

The second issue is the proposed location of where you intend to install these zip wires and this is something that I strongly object to and please let me make it clear that I am not against zip wires as they are an excellent form of entertainment provided they are erected away from busy roads.

The area where Tower Regeneration Ltd had suggested that you erect them is in full view of traffic travelling from Treherbert to Hirwaun and this particular stretch of road is regarded as being extremely dangerous due to the high number of accidents that have occurred on it over the years.

It is a stretch of road where drivers need to concentrate on their driving and not have that concentration by seeing people flying down zip wires at high speed.

Under the Health and Safety Regulations Zip World has a Duty of Care, not only to their employees and the people that use their apparatus, they also have a duty of care to the public who use this road and by erecting their zip wires on this particular site they would be ignoring that duty of care.

There is an alternative site up at the Country Park in Bwlfa Dare which could just as good, if not better, in addition the park has thousands of visitors each year and there would danger of motorists becoming distracted and end up having an accident.

Yours Sincerely

[REDACTED]

--

[REDACTED]



Virus-free. www.avast.com

[REDACTED]

From: [REDACTED]
Sent: 01 March 2019 16:17
To: PAC
Cc: [REDACTED]
Subject: Proposed development of a Zip Wire Attraction on Rhigos Mountain - Tower Colliery Site.

Dear Sir,

I was interested to read in the local press about your proposal to develop a Zip Wire Attraction based on Rhigos Mountain and Tower Colliery site. No doubt this development will generate local interest, given the recent developments to promote Tourism across the Rhondda Cynon Taf area. Statistics presented about the outcome generated by your Zip Wire Attraction in North Wales were impressive, especially in terms of visitor numbers and contribution made to the local economy and employment opportunities.

Having had a look at your consultation document on the proposed development, I would like to make the following observations. They are

1: Dark Sky Activities: Rhigos Mountain is at present one of a number of sites recognised in Rhondda Cynon Taf for its potential to cater for visitors interested in observing sky activities at night. Should the proposed Zip Wire attraction offer night-time activities, I am concerned that artificial lighting required may bring the proposed Zip Wire Attraction into conflict with Dark Sky observation activities that may be in progress on Rhigos Mountain at the same time.

2: Local Weather Conditions: Rhigos Mountain, as one of the highest areas located in North Rhondda Cynon Taf. It has a history of activity and transport disruption at times when bad weather conditions are being experienced. The north side of Rhigos Mountain while enjoying the scenic views of the Brecon Beacons National Park, is also exposed to the effects of prevailing storm weather patterns which originate from the Atlantic Ocean. This includes strong winds which I am concerned may impact on the Zip Wire Attraction ability to offer a service to visitors.

3: Road access: A4061 which transits the Rhigos Mountain between Treherbert and Heads of Valleys Road involves traffic negotiating a number of U bends, especially on the north side of the mountain. Requiring alertness of drivers to oncoming traffic, and higher priority for their safety while using the road. Adequate for current levels of traffic, I question what impact growth in traffic generated by visitor to the proposed Zip Wire Attraction will have on the capacity of the A4061, and also on the overall environment of the Rhigos Mountain? This leads me to favour a more beneficial access route linked to the Heads of The Valley road.

Yours faithfully,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 17 February 2019 19:13
To: PAC
Subject: Zip wire development and associated development at Rhigos Mountain and Tower Colliery

Hi,

I just wanted to give my personal support to this development. I think this a fantastic opportunity for the proposed area and will help rejuvenate our small town and provide a vocal point for the the northern area of the South Wales valleys.

Kindest Regards,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 17 February 2019 16:19
To: PAC
Subject: Rhigos Zip wire proposals

With regard to these proposals, I hope you get zero objections and that it can come to fruition ASAP!

Good luck

[REDACTED]

Sent from my iPhone

[REDACTED]

From: [REDACTED]
Sent: 17 March 2019 18:58
To: PAC
Subject: Rhigos zip wire proposal

I support this proposed scheme, subject to appropriate agreement being made with the local planning authority on transportation matters , with particular reference to road congestion issues.

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 20 February 2019 00:22
To: PAC
Subject: Zip wire proposal Rhigos

I think this proposal would be fantastic for the Cynon Valley.

Having been brought up in the area perceived by many as having nothing going for it it's fantastic that you are embracing the natural beauty of the area with your proposal.

I'm sure if approved it will be the start of further enhancements in the Cynon Valley with hotels and restaurants keen to set up shop to take advantage of the increase in footfall.

Wishing you all the very best in getting this approved.

Kind regards

[REDACTED]

Sent from myMail for iOS

[REDACTED]

From: [REDACTED]
Sent: 17 March 2019 23:36
To: PAC
Subject: Zip wire proposal at Craig y Llyn

To whom it may concern,

I wish to object to the proposal to put zip wires (and associated infrastructure) in place at Craig y Llyn (Rhigos). I believe you have chosen, for your feasibility study, a site for which such a development would be completely inappropriate, and which fortunately will have little prospect of being approved. I can see why you are attracted by this location: a beautiful area, easy road access to get your punters to the top, playing the deprived area/regeneration/'lots of new jobs' card, people skimming down over the beautiful lake. Sounds great in principle, but just stop and think it through for a moment.

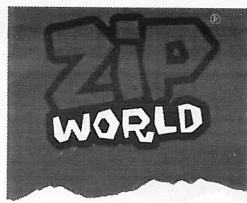
Despite the wind turbines behind the hill the area retains a real unspoilt beauty. It is open access land and as such is enjoyed by many people, be it for just gazing at the views, walking, climbing on the cliffs or paragliding.

The development of a platform at the top, a new access track along the top of the cliff, together with the array of very long cables would destroy the view. The top of the cliffs, the cliffs themselves and the area surrounding the lake are a SSSI for the very rare plants that grow there. Such a development on and above such a protected area is never going to be permitted. You just need to read the guidance notes for owners of land that has been declared SSSI to understand that this development will not be allowed.

The cliffs are a nationally important winter climbing venue.

The nationally important paragliding flying site known as Rhigos, which includes the cliffs of Craig y Llyn will be compromised. Paraglider pilots fly above, and below, ridge top height. Cables, apparently over 1km long, and unmarked would constitute a significant hazard to pilots.

Your proposal could possibly find a home somewhere else in South Wales, just not here, or any other blatantly inappropriate area. I think you should abandon this misguided proposal at the earliest opportunity.



FEEDBACK FORM

Zip World is consulting on its plans to develop a three zip wire course and associated development at Rhigos Mountain and Tower Colliery.

We would really value your feedback. Please tell us what you think...

Home post code: [REDACTED]

Age: Under 17 41 – 50
 18 – 30 51 – 60
 31 – 40 61+

Do you support the plans for the development?

Yes

No

Undecided

Please give a reason for your answer.

*Will bring a great deal to the economy of this area!
A very welcome project - much needed, with such spectacular
scenery.*

Any additional comments.

We are thrilled at this venture.

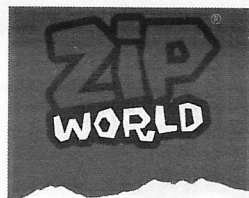
If you would like to be kept informed about the project, including future job opportunities, please provide your email below:

[REDACTED]

Zip World Base Camp
Denbigh Street
Llanrwst
LL26 0LL

Zip World Limited. Registered in Wales: 7777872
VAT Registration Number: 239173300

General Enquiries
01248 601 444
zipworld.co.uk
info@zipworld.co.uk



FEEDBACK FORM

Zip World is consulting on its plans to develop a three zip wire course and associated development at Rhigos Mountain and Tower Colliery.

We would really value your feedback. Please tell us what you think...

Home post code:

Age: Under 17 41 – 50
 18 – 30 51 – 60
 31 – 40 61+

Do you support the plans for the development?

Yes

No

Undecided

Please give a reason for your answer.

Good fun to do, give people more options
on things to do.

Any additional comments.

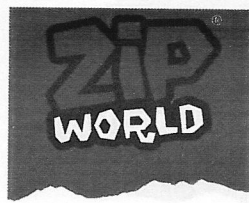
I hope it happens!

If you would like to be kept informed about the project, including future job opportunities, please provide your email below:

Zip World Base Camp
Denbigh Street
Llanrwst
LL26 0LL

Zip World Limited. Registered in Wales: 7777872
VAT Registration Number: 239173300

General Enquiries
01248 601 444
zipworld.co.uk
info@zipworld.co.uk



FEEDBACK FORM

Zip World is consulting on its plans to develop a three zip wire course and associated development at Rhigos Mountain and Tower Colliery.

We would really value your feedback. Please tell us what you think...

Home post code: [REDACTED]

Age:	Under 17	41 – 50
	18 – 30	51 – 60
	31 – 40	61+

Do you support the plans for the development?

☒ Yes

☐ No

☐ Undecided

Please give a reason for your answer.

Will provide significant job opportunities and otherwise for the local community and add significantly to tourist attraction for South Wales and South West.

Any additional comments.

As above

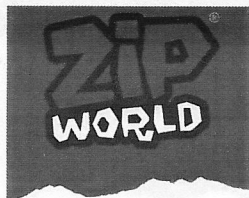
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Home post code:

Age:

Under 17

41 – 50

18 – 30

51 – 60

31 – 40

61+

Do you support the plans for the development?

☒ Yes

☐ No

☐ Undecided

Please give a reason for your answer.

good job prospects

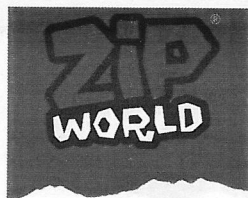
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We would really value your feedback. Please tell us what you think...

Home post code:

Age:	Under 17	41 – 50
	18 – 30	51 – 60
	31 – 40	61+

Do you support the plans for the development?

☒ Yes

☐ No

☐ Undecided

Please give a reason for your answer.

Employment opportunities, Tourism, economy.

Any additional comments.

No advertising for today's event.

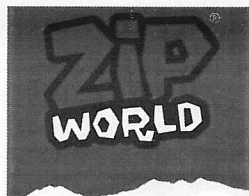
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We would really value your feedback. Please tell us what you think...

Home post code:

Age:

Under 17

41 – 50

18 – 30

51 – 60

31 – 40

61+

Do you support the plans for the development?

Yes

No

Undecided

Please give a reason for your answer.

SHOULD BENEFIT THE COMMUNITY

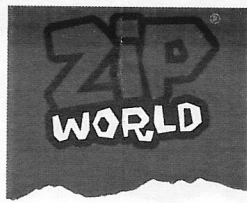
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We would really value your feedback. Please tell us what you think...

Home post code: [REDACTED]

Age:	Under 17	41 – 50
	18 – 30	(51 – 60)
	31 – 40	61+

Do you support the plans for the development?

Yes ☒

No ☐

Undecided ☐

Please give a reason for your answer.

- Outdoor jobs on offer for the local community people
- Development of brownfield site for the benefit of the area.

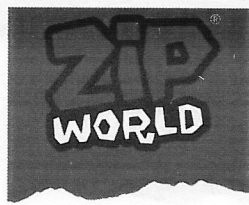
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We would really value your feedback. Please tell us what you think...

Home post code:

Age:	Under 17	41 – 50
	18 – 30	51 – 60
	<u>31 – 40</u>	61+

Do you support the plans for the development?

Yes
No
Undecided

Please give a reason for your answer.

*I live very close to the proposed Zipworld site.
We will be affected by increase traffic etc.*

Any additional comments.

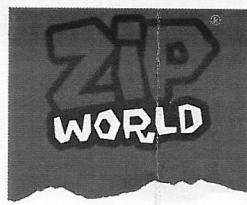
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Home post code: [REDACTED]

Age:	Under 17	41 – 50
	18 – 30	<u>51 – 60</u>
	31 – 40	61+

Do you support the plans for the development?

☒ Yes
☐ No
☐ Undecided

Please give a reason for your answer.

good to see the tower site alive again, great for tourism.
additional employment - just great

Any additional comments.

looking forward to it.

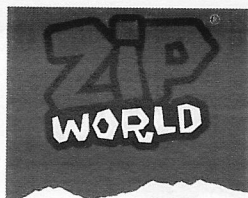
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Home post code: [REDACTED]

Age: Under 17 41 – 50
 18 – 30 51 – 60
 31 – 40 61+

Do you support the plans for the development?

Yes

No

Undecided

Please give a reason for your answer.

IMPROVE VISITOR FEED TO AREA
JOBS

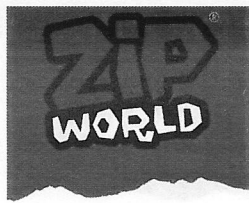
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Home post code:

Age:

Under 17

41 – 50

18 – 30

51 – 60

31 – 40

61+ ☒

Do you support the plans for the development?

Yes ☒

No

Undecided

Please give a reason for your answer.

BRINGS BUSINESS + TOURISM TO THE VALLEY

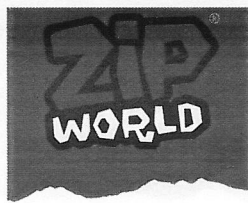
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We would really value your feedback. Please tell us what you think...

Home post code: [REDACTED]

Age: Under 17 41 – 50
 18 – 30 51 – 60
 31 – 40 61+

Do you support the plans for the development?

Yes

No

Undecided

Please give a reason for your answer.

Brilliant opportunity for redevelopment of site, bringing prestige and job opportunities to the area. Will bring in lots of tourism which will benefit a large area.

Any additional comments.

I cannot see any reason why this would not go ahead, can only be seen in a positive light.

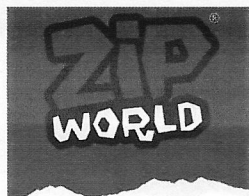
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Home post code: [REDACTED]

Age: Under 17 41 – 50
 18 – 30 51 – 60
 31 – 40 61+

Do you support the plans for the development?

Yes
No
Undecided

Please give a reason for your answer.

JOBS
OUTDOOR ENVIRONMENT
TOURISM . ENJOYMENT.

Any additional comments.

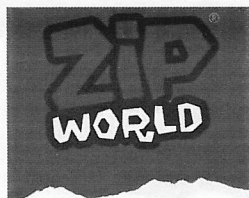
GOOD LUCK + THANK YOU.

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Home post code: [REDACTED]

Age:	Under 17	41 – 50
	18 – 30	51 – 60
	31 – 40	61+

Do you support the plans for the development?

☒ Yes

☐ No

☐ Undecided

Please give a reason for your answer.

SHOULD BRING EMPLOYMENT AND TOURISM TO THE AREA
KICK START OTHER PROJECTS AND FURTHER DEVELOPMENT
HOUSING, CAFE, HOTEL ETC.

Any additional comments.

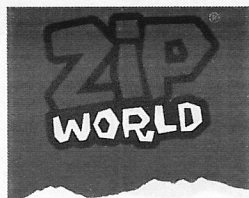
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We would really value your feedback. Please tell us what you think...

Home post code:

Age: Under 17 41 – 50
 18 – 30 51 – 60
 31 – 40 61+

Do you support the plans for the development?

Yes

No

Undecided

Please give a reason for your answer.

Fantastic opportunity for the area.

Any additional comments.

Thank its important to employ local people who can then speak about the areas history

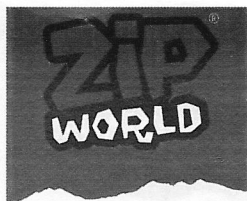
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Home post code:



Age:

Under 17

41 – 50

18 – 30

51 – 60

31 – 40

61+ ☒

Do you support the plans for the development?

Yes ☒

No

Undecided

Please give a reason for your answer.

Having done Zip World experience in Bethesda could see the benefits that Zip World had brought to the area.

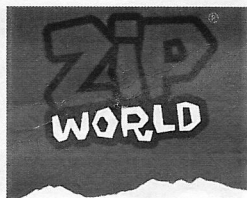
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We would really value your feedback. Please tell us what you think...

Home post code:

Age:	Under 17	41 – 50
	18 – 30	51 – 60
	31 – 40	61+ ✓

Do you support the plans for the development?

Yes ✓
No
Undecided

Please give a reason for your answer.

Good for the area
Jobs.

Any additional comments.

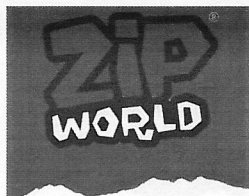
Local Village. Will. Gane,

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We would really value your feedback. Please tell us what you think...

Home post code:

Age: Under 17 41 – 50
 18 – 30 51 – 60
 31 – 40 61+

Do you support the plans for the development?

☒ Yes

☐ No

☐ Undecided

Please give a reason for your answer.

This area needs a lift in spirits
and I think that the project will be
a wonderful asset for the village.

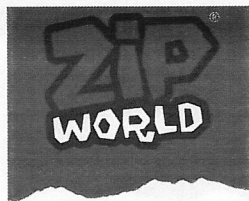
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We would really value your feedback. Please tell us what you think...

Home post code:

Age: Under 17 41 – 50
 18 – 30 51 – 60
 31 – 40 61+

Do you support the plans for the development?

Yes

No

Undecided

Please give a reason for your answer.

I think it will be good for the area, create jobs etc.

Any additional comments.

Down side - we live very close to the proposed site.

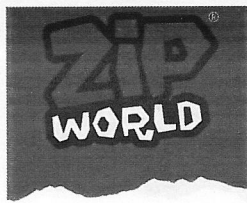
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We would really value your feedback. Please tell us what you think...

Home post code:

Age: Under 17 41 – 50
 18 – 30 51 – 60
 31 – 40 61+

Do you support the plans for the development?

Yes

No

Undecided

Please give a reason for your answer.

Gives a chance to promote a beautiful part of South Wales and the history behind the Tower Colliery.

Any additional comments.

It would be fab to see visitors appreciate the area.

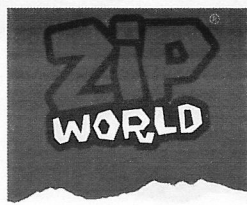
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Home post code: [REDACTED]

Age: Under 17 41 – 50
 18 – 30 51 – 60
 31 – 40 61+

Do you support the plans for the development?

☒ Yes

☐ No

☐ Undecided

Please give a reason for your answer.

FANTASTIC OPPORTUNITY TO PUT HIRWAUN ON THE MAP
AND FOR TOURISM + HOSPITALITY. IT WILL ALSO PROVIDE
JOBS FOR OUR COMMUNITY.

Any additional comments. ^{IDEA}

A GREAT GIFT, TO GIVE TO THRILL SEEKERS, A VOUCHER TO
TRY IT FOR BIRTHDAYS, CHRISTMAS ETC.

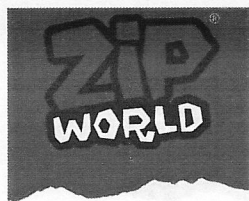
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Home post code:

Age:

Under 17

41 – 50

18 – 30

51 – 60

31 – 40

61+ → Plus

Do you support the plans for the development?

☒ Yes

☐ No

☐ Undecided

Please give a reason for your answer.

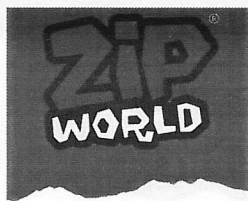
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Age:	Under 17	41 – 50
	18 – 30	51 – 60
	<u>31 – 40</u>	61+

Do you support the plans for the development?

Yes

No

Undecided

Please give a reason for your answer. *It would be great to see such a fantastic facility open in South Wales,*

Any additional comments.

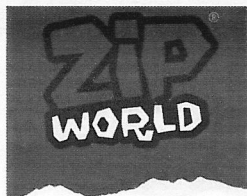
N/A

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Home post code: [REDACTED]

Age: Under 17 41 - 50
 18 - 30 51 - 60
 31 - 40 61 +

Do you support the plans for the development?

Yes

No

Undecided

Please give a reason for your answer.

Excellent opportunity for the area.

Any additional comments.

The sooner the better.

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	18 – 30	51 – 60
	31 – 40	61+

Do you support the plans for the development?

Yes
No
Undecided

Please give a reason for your answer.

Any additional comments.

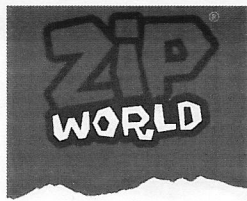
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Home post code:

Age:	Under 17	41 – 50
	18 – 30	<u>51 – 60</u>
	31 – 40	61+

Do you support the plans for the development?

Yes
No
Undecided

Please give a reason for your answer.

local to area

Any additional comments.

Great idea

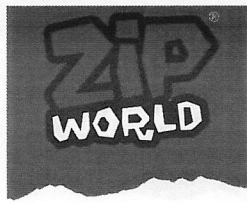
If you would like to be kept informed about the project, including future job opportunities, please provide your email below:

[Redacted email address]

Zip World Base Camp
Denbigh Street
Llanrwst
LL26 0LL

Zip World Limited. Registered in Wales: 7777872
VAT Registration Number: 239173300

General Enquiries
01248 601 444
zipworld.co.uk
info@zipworld.co.uk



FEEDBACK FORM

Zip World is consulting on its plans to develop a three zip wire course and associated development at Rhigos Mountain and Tower Colliery.

We would really value your feedback. Please tell us what you think...

Home post code: [REDACTED]

Age:	Under 17	41 – 50
	18 – 30	51 – 60
	31 – 40	61+

Do you support the plans for the development?

☒ Yes

☐ No

☐ Undecided

Please give a reason for your answer.

This is an eco-friendly development, taking sensitive advantage of the natural beauty of our environment & providing a stimulus for economic growth in the locality, which is much needed.

Any additional comments.

We are delighted with the prospect of this initiative and wholeheartedly support the venture

If you would like to be kept informed about the project, including future job opportunities, please provide your email below:

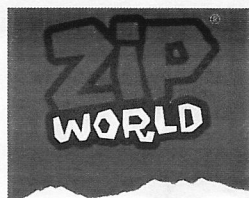
[REDACTED]

[REDACTED]

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Age:

☒ Under 17

☐ 41 – 50

☐ 18 – 30

☐ 51 – 60

☐ 31 – 40

☐ 61+

Do you support the plans for the development?

☒ Yes

☐ No

☐ Undecided

Please give a reason for your answer.

It looks very enjoyable and fun

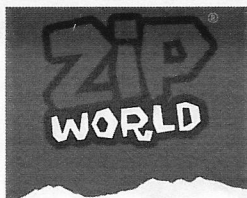
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Home post code:

[Redacted]

Age:

Under 17

41 - 50

18 - 30

51 - 60

31 - 40

61+

Do you support the plans for the development?

Yes

No

Undecided

Please give a reason for your answer.

I AM PART OF SEWPHQ CLUB.
THE IMPACT ON THE SITE WE HAVE USED
FOR AT LEAST 20YRS IT WILL DRASTICALLY CUT
DOWN THE FLYING AREA

Any additional comments.

CONTACT SITES OFFICER SEWPHQ CLUB
MYSELF → INCOMING SITES OFFICER FOR SWWSC

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please provide your email below:

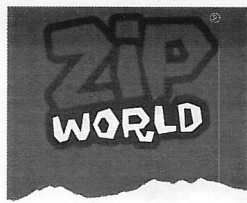
[Redacted]

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Home post code:

Age: Under 17 41 – 50
 18 – 30 51 – 60
 31 – 40 61+

Do you support the plans for the development?

Yes ☒
No ☐
Undecided ☐

Please give a reason for your answer.

Hopefully kick start LEISURE + TOURISM OPPORTUNITIES
IN AN AREA OF BEAUTY, THAT NEEDS HELP.

Any additional comments.

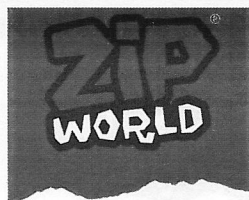
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Home post code:

Age:	Under 17	41 – 50
	18 – 30	51 – 60
	31 – 40	61+ ☒

Do you support the plans for the development?

Yes ☒
No
Undecided

Please give a reason for your answer.

Trusting it will be good for
the community workwise.

Any additional comments.

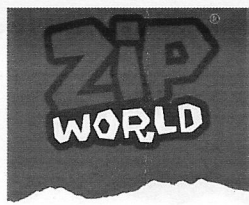
All the best with your project.

If you would like to be kept informed about the project, including future job opportunities, please provide your email below:

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☒ Under 17

☐ 41 – 50

☐ 18 – 30

☐ 51 – 60

☐ 31 – 40

☐ 61+

Do you support the plans for the development?

☒ Yes

☐ No

☐ Undecided

Please give a reason for your answer.

been to other Zip World Areas, great fun. Also could bring New
Companys to the area growing the tourism.

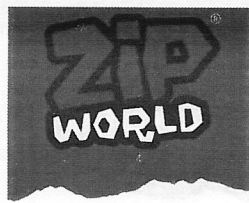
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Home post code:



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Do you support the plans for the development?

☒ Yes

☐ No

☐ Undecided

Please give a reason for your answer.

It's a no-brainer. Regeneration is needed in the Valley + this is something that will certainly do that!

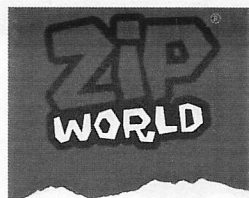
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Do you support the plans for the development?

Yes

No

Undecided

Please give a reason for your answer.

GOOD USE OF FORMER TOWER COLLIERY.
INCREASE IN LOCAL EMPLOYMENT
FUN ACTIVITY FOR ALL.

Any additional comments.

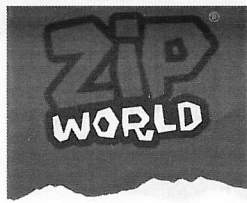
NOT ENOUGH PUBLICITY ABOUT THE CONSULTATION TODAY

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We would really value your feedback. Please tell us what you think...

Home post code:

Age:	Under 17	41 – 50
	18 – 30	<u>51 – 60</u>
	31 – 40	61+

Do you support the plans for the development?

Yes

No

Undecided

Please give a reason for your answer.

Bring a great attraction to the area, bringing tourists and job opportunities also

Any additional comments.

I look forward to riding the zip-wire when open

If you would like to be kept informed about the project, including future job opportunities, please provide your email below:

[Redacted email address]

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Home post code: [REDACTED]

Age:	Under 17	<u>41 – 50</u>
	18 – 30	51 – 60
	31 – 40	61+

Do you support the plans for the development?

Yes
No
Undecided

Please give a reason for your answer.

A low impact on the environment but potentially enormous draw for tourism

Any additional comments.

Rob Iwe!

If you would like to be kept informed about the project, including future job opportunities, please provide your email below:

[REDACTED]

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info@zipworld.co.uk

PAC 2 RESPONSE

From: [REDACTED]@gmail.com>
Sent: 15 October 2019 11:06
To: [REDACTED]@cadnantplanning.co.uk>
Subject: Re: Rhigos Community Council

PAC 2 Response

Hi [REDACTED]

There were no questions

Regards

[REDACTED]
On Tue, 15 Oct 2019, 10:43 [REDACTED]@cadnantplanning.co.uk wrote:

Good morning [REDACTED]

I hope you're well?

I wonder if there was any feedback from your meeting last night in relation to our pre-application consultation or if there were any matters of concern?

Kind regards

[REDACTED]

[REDACTED]



From: [REDACTED]
Sent: 11 October 2019 10:00
To: [REDACTED]@gmail.com>
Subject: RE: Rhigos Community Council

Hi [REDACTED]

Thanks for your email.

We're struggling to find anyone that would be available for Monday evening, however [REDACTED] is in the area tomorrow morning – would that be of interest? Maybe he could meet with a few representatives from the Community Council?

Alternatively for Monday evening, or after your meeting, if there is a list of questions/queries that you may have, I'd be happy to respond to those?

Kind regards

[REDACTED]

[REDACTED]



From: [REDACTED]@gmail.com>
Sent: 10 October 2019 08:50
To: [REDACTED]@cadnantplanning.co.uk>
Subject: Rhigos Community Council

Hi [REDACTED]

We have a community council meeting on Monday 14th October. I appreciate that it is short notice but as the deadline for comments is quite short we would be grateful if a representative could attend.

The meeting is at Rhigos community centre commencing at 6.45 p.m.

Regards

[REDACTED]

APPENDIX K

Declaration

Declaration of publicity before applying for planning permission

I solemnly swear that a copy of the site notices (with one in Welsh & one in English), containing the details set out in the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 Schedule was erected at the layby off Rhigos Road at Rhigos Mountain within the vicinity of the application site from 15 February 2019.

The notices were placed in an unobscured location and had been laminated to ensure that they would withstand the weather. The Notices remained in place for the whole duration of the 30-day period (15 February 2019 – 17 March 2019).

In addition, at the same time, requisite notice, in the form of letters to the owner / occupiers of the land adjoining the site (see Appendix C of PAC Report) were posted to all relevant neighbours (15 February 2019 by 1st Class post).

The documents were made available online at:

<http://cadnantplanning.co.uk/consultations/> from the 15 February 2019 until the end of the consultation.

In addition, I served Schedule 1B Notice to:

- Cllr Graham Thomas of Rhigos ward; and
- Clerk of Rhigos Community Council

with a link to the online portal and offer of a meeting to discuss the proposals.

I served Schedule 1C Notice to relevant Specialist Consultees as identified within the PAC List of Consultees (see Appendix F of PAC Report).

I therefore consider that we have fully complied with the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, Part 1A, 2B Requirement to carry out pre-application consultation and 2C publicity before applying for planning permission.

Signed ...S. Edwards

S. Edwards

Date: 15 February 2019

Declaration of publicity before applying for planning permission

I solemnly swear that a copy of the site notices (with one in Welsh & one in English), containing the details set out in the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 Schedule was erected at the entrance to Tower Colliery, Rhigos Road, Hirwaun within the vicinity of the application site from 09 October 2019.

The notices were placed in an unobscured location and had been laminated to ensure that they would withstand the weather. The Notices remained in place for the whole duration of the 28-day period (09 October 2019 – 06 November 2019).

In addition, at the same time, requisite notice, in the form of letters to the owner / occupiers of the land adjoining the site (see Appendix C of PAC Report) were posted to all relevant neighbours (09 October 2019 by 1st Class post).

The documents were made available online at:

<http://cadnantplanning.co.uk/consultations/> from the 09 October 2019 until the end of the consultation.

In addition, I served Schedule 1B Notice to:

- Cllr Graham Thomas of Rhigos ward; and
- Clerk of Rhigos Community Council;
- Clerk of Hirwaun and Penderyn Community Council

with a link to the online portal and offer of a meeting to discuss the proposals.

I served Schedule 1C Notice to relevant Specialist Consultees as identified within the PAC List of Consultees (see Appendix F of PAC Report).

I therefore consider that we have fully complied with the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, Part 1A, 2B Requirement to carry out pre-application consultation and 2C publicity before applying for planning permission.

Signed ...*S. Edwards*

S. Edwards

Date: 09 October 2019

