

FRINGE APPLICATIONS DELEGATED TO THE NATIONAL PARK OFFICERS

App No.	Grid Ref.	Applicant, proposal, type, address	Decision	Date Issued	Decision Type
19/18014/FRI	N: 210054 E: 308961	Mr C Powell for Erect a 90 metre high anemometry mast (for a temporary period of up to 5 years). (Fringe Consultation) at Land At Rhymney Common Road, Pant-y-waun,	Fringe Comments	25 November 2019	Fringe Comments

The proposal is for a temporary erection (for a period of up to 5 years) of a 90 meter high anemometry mast, with guy rope anchoring points. The mast is stated to have a diameter of approximately 220mm (20cm). The diameter of the area within the anchor points is around 100m. The mast material is stated to be galvanised steel tubing (no colour is specified).

It is understood the anemometry mast will be used to collect wind data to inform the feasibility of a potential future wind farm on the surrounding land. Stockproof post and wire fencing will be erected around the base of the mast and the guy anchoring points to prevent livestock damaging the equipment and to restrict public access.

The site is currently used for upland agricultural grazing land.

The key consideration for the National Park Authority in this instance is the proposal's landscape and visual impact. No viewpoints/photomontages of the proposal from/towards the National Park has been included in the submission. Indeed the applicant makes no mention of the proposal's location in relationship to the National Park boundary. On this basis it is not possible to provide you with an informed response to this consultation request. However given the characteristics of the proposal, its temporary nature and the distance from the National Park boundary the landscape and visual impact on the National Park itself is not envisaged to be unacceptable. Nevertheless it is recommended that the Local Planning Authority seek further information from the applicant regarding this matter. Please re-consult the National Park Authority should further information be submitted.

19/18037/FRI	N: 229824 E: 301721	Mr R Gould And Miss R Witcomb for Outline application for erection of a building for use as office/reception, storage of grounds maintenance equipment, games room, WC, laundry & kitchen in connection with campsite together with erection of rural enterprise dwelling for manager, formation of vehicular access, landscaping and all associated works (Fringe Consultation) at Land Adjoining 68 Degrees West Glamping Site Cradoc Brecon Powys LD3 9LP	Fringe Comments	25 November 2019	Fringe Comments
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It is understood that the outline planning application is for a building for use as office/reception, storage of grounds maintenance equipment, games room, WC, laundry & kitchen in connection with campsite together with erection of rural enterprise dwelling for manager, formation of vehicular access, landscaping and all associated works. The following drawings are available on-line:

- Existing Site Layout (Drawing: 1437/S/01 Rev C) (shows 5 caravan pitches, 10 tent pitches, 12 log pods and shower block on the site). No hot tubs are shown on the existing plan.
- Proposed elevations (Drawing: 1437/PLN/002 Rev I) (shows details of the utility building)
- Proposed site layout/ecology and biodiversity enhancement (Drawing: 1437/PLN/003 Rev I) (shows parameters for the managers cottage as well full details of the reception building)
- Proposed house type & utility barn (Drawing: 1437/PLN/001 Rev I) (shows elevations and footprint of utility building)

The key consideration for the National Park Authority in this instance is the proposal's landscape and visual impact. No viewpoints/photomontages of the proposal from/towards the National Park has been included in the submission. Indeed the application detail does not mention of the proposal's location in relationship to the National Park boundary. On this basis it is not possible to provide you with an informed response. However given the characteristics of the proposal and its close proximity to the National Park Authority boundary the proposal would appear to be visible from a number of points from within the National Park and therefore the proposal may have a landscape and visual impact on the National Park. It is recommended that the Local Planning Authority seek further information from the applicant regarding this matter. This will also inform whether proposed landscaping is sufficient mitigation. We note some information regarding proposed lighting has been submitted, but this is not enough for us to be able to comment on the impact it may have on the National Park's Dark Skies status. Please consult the National Park Authority should any further information be submitted on these matters. We will leave Powys County Council to consider the acceptability of the principle of development and whether the TAN6 tests are met in this instance.

19/18049/FRI	N: 203501 E: 292023	Christopher Jones for Erection of three zip wire course (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. (Fringe Consultation) at Land At Rhigos Mountain And Former Tower Colliery Site, Rhigos Road, Hirwaun Aberdare	Fringe Comments	9 December 2019	Fringe Comments
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The National Park consider 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 galvanized steel frames of the platforms and gantries would tend to make these elements merge into the existing landscape. It is noted that: matt dark colours are to be used to minimize reflections, that the additional paths and tracks are to be constructed of local sandstone, measures have been undertaken to minimize noise and there will be no external lighting, which should minimize the landscape and visual impact. As previously advised in the PAC consultation, it is considered that 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 appropriate to enhance the site and its wider context including views towards and from the National Park.

In terms of sustainable tourism the proposed development is welcomed as another attraction based on the outdoors in the area. It would be helpful to discuss the Brecon Beacons destination can work with Zip World to benefit both.

The National Park Authority would welcome the opportunity to work 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 Zip World 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 facilities. However should the developer find that those facilities are outstripped by demand and expansion becomes desirable, the National Park Authority would welcome more detailed discussion before plans are development. The National Park Authority have concerns that the nearby Waterfall Country may become increasingly pressurized 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.

The National Park Authority maintain that for transport to a facility of this nature, more emphasis should be made of public transport access as this becomes more available, especially in terms of the proposed Metro expansion to the west of Aberdare.

The National Park Authority consider that the proposed temporary portacabins and site boundary fencing should be conditioned accordingly and that use of the former Tower Colliery buildings should be secured for any further development of the Zip World Scheme, in order to secure long term use of these important historic assets and assist in the regeneration of the former Tower Colliery complex.

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 determination of the proposed development to reduce the impacts on the special qualities of the National Park and to secure benefits for sustainable tourism for the area and for the regeneration of the historic former Tower Colliery complex in respect of any future development of Zip World at the site.