

From:

Sent: 10 December 2024 09:14

To:

Cc: North and Mid Wales Development Control Mailbox

Subject: NP5/56/153D - Dyfi Bike Park, Pantperthog

Attachments: 2024-12-10 - Dyfi Bike Park, Pantperthog - Holding Direction.rtf

Hi

Please see the appended summary and attached holding direction in respect of this retrospective planning application.

NP5/56/153D - Dyfi Bike Park, Pantperthog

Retrospective application for the construction of café/admin block, erection of uplift shelter, additional tracks and associated jumps and amendments to opening hours.

The site connects to the A487 via an established, existing priority junction, although, as can be seen from the screenshot below, it does look to be rather narrow at the entrance, although there appears to be sufficient dwell area within the bell-mouth to allow an oncoming vehicle to exit the site.

Given the retrospective nature of the application, any increase in traffic movements due to construction works can be disregarded, however, given the addition of extra trails and facilities within the site I attach a holding direction requesting confirmation of both the historical and updated traffic movements (post-expansion), with any percentage increase identified.

Regards

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