

Public

*Neath Port Talbot County Borough Council  
Cyngor Bwrdeistref Sirol Castell-nedd*

*Democratic Services  
Gwasanaethau Democrataidd*

*Chief Executive:* Steven Phillips

**Date: 2<sup>nd</sup> August 2016**

Dear Member

**PLANNING COMMITTEE - TUESDAY, 2ND AUGUST, 2016**

Please find attached a copy of the presentation given at the meeting of the **Planning Committee - Tuesday, 2nd August, 2016.**

**Item**

10. **Presentation (Pages 1 - 36)**

Yours sincerely

Chief Executive

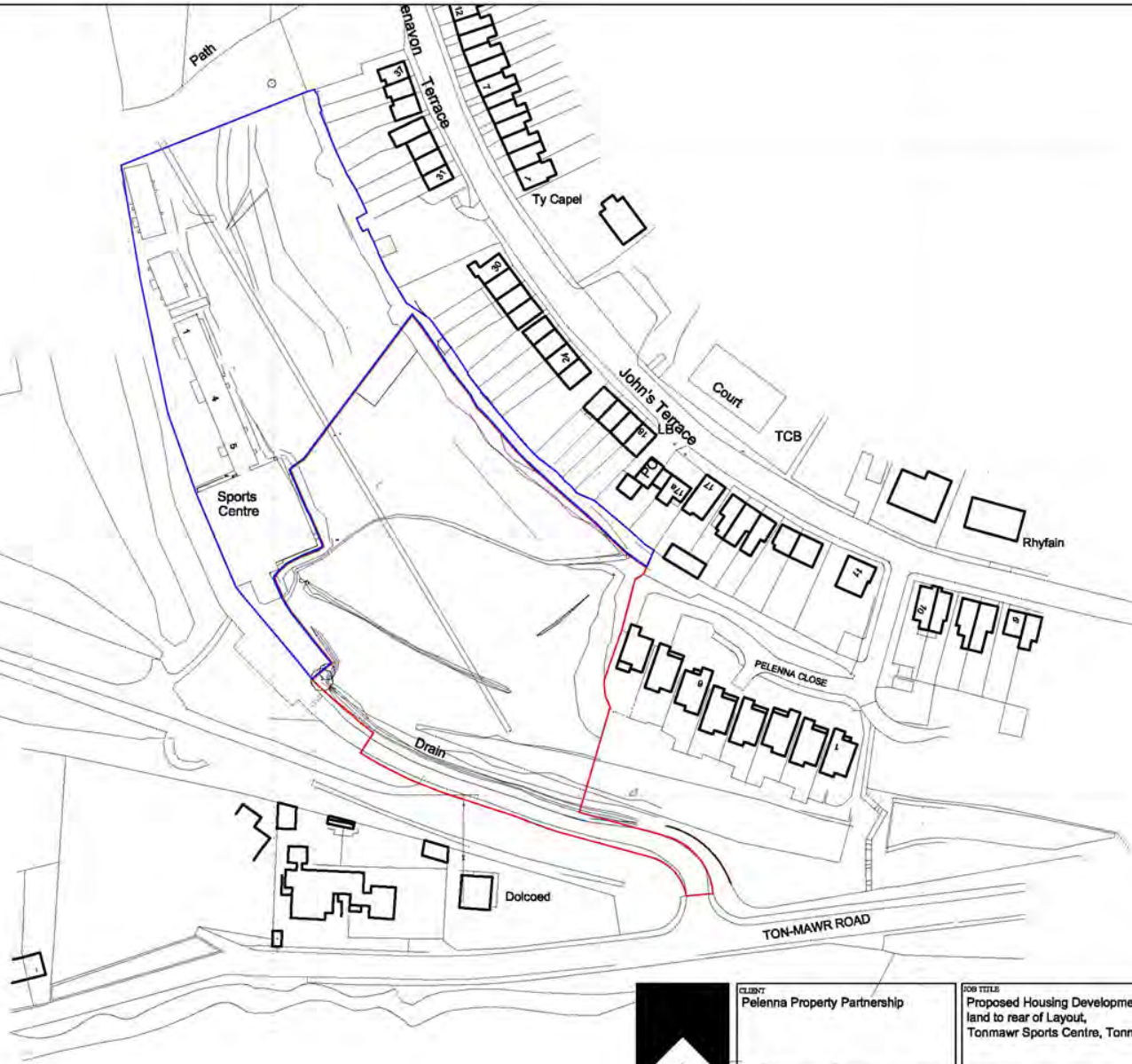
Encs

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<b><u>APPLICATION NO:</u> P2015/0494</b>	<b><u>DATE:</u> 13/11/2015</b>
<b>PROPOSAL:</b>	Outline application for 17 No dwellings together with matters of access, layout and drainage
<b>LOCATION:</b>	Land adjacent to Sports Centre, Tonmawr , Neath SA12 9UR
<b>APPLICANT:</b>	Pelenna Property Partnership Ltd.
<b>TYPE:</b>	Full Plans
<b>WARD:</b>	Pelenna



Page 2



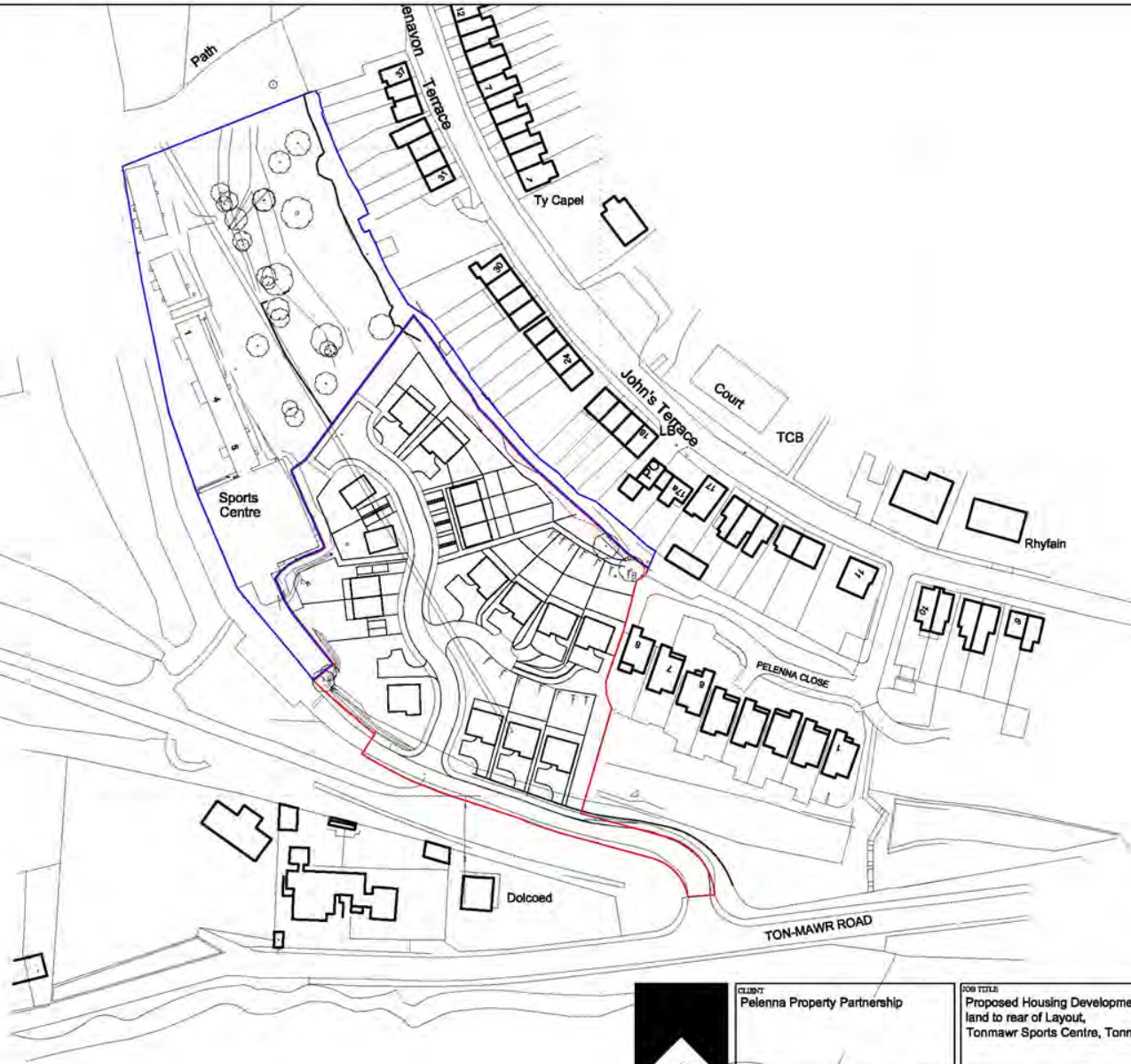
- Rev. A. 03.06.2015 - Red & Blue lines amended.
- Rev. B. 03.10.2015 - Drawing updated to reflect trees no longer on site and Red & Blue lines amended.
- Rev. C 05.11.2015 - Boundary along side plot 5 amended.

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 NOTE: All dimensions to be checked on site and not scaled from the drawing.



CLIENT: Pelenna Property Partnership	JOB TITLE: Proposed Housing Development on land to rear of Layout, Tonmawr Sports Centre, Tonmawr	DWG. TITLE: Existing Site Location Plan
DATE: April 2014	DRAWN: GS	CHECKED: ---
SCALE: 1:1250	A3	
DWG. NO. HG.13.37.P01	REV. C	PURPOSE: Planning

HUW GRIFFITHS ARCHITECTS LTD  
 NORTH HILL, 7 ST. JAMES CRESCENT, SWANSEA, SA1 6DP Tel: 01792 644038 Fax: 01792 645446 Email: design@huwgriffithsarchitects.co.uk



Rev. D. 03.06.2015 - Red & Blue lines amended.

Rev. E. 03.10.2015 - Drawing updated to reflect trees no longer on site and Red & Blue lines amended, Shared drive layout amended.

Rev. F. 05.11.2015 - Boundary along side plot 5 amended.

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NOTE: All dimensions to be checked on site and not scaled from the drawing.

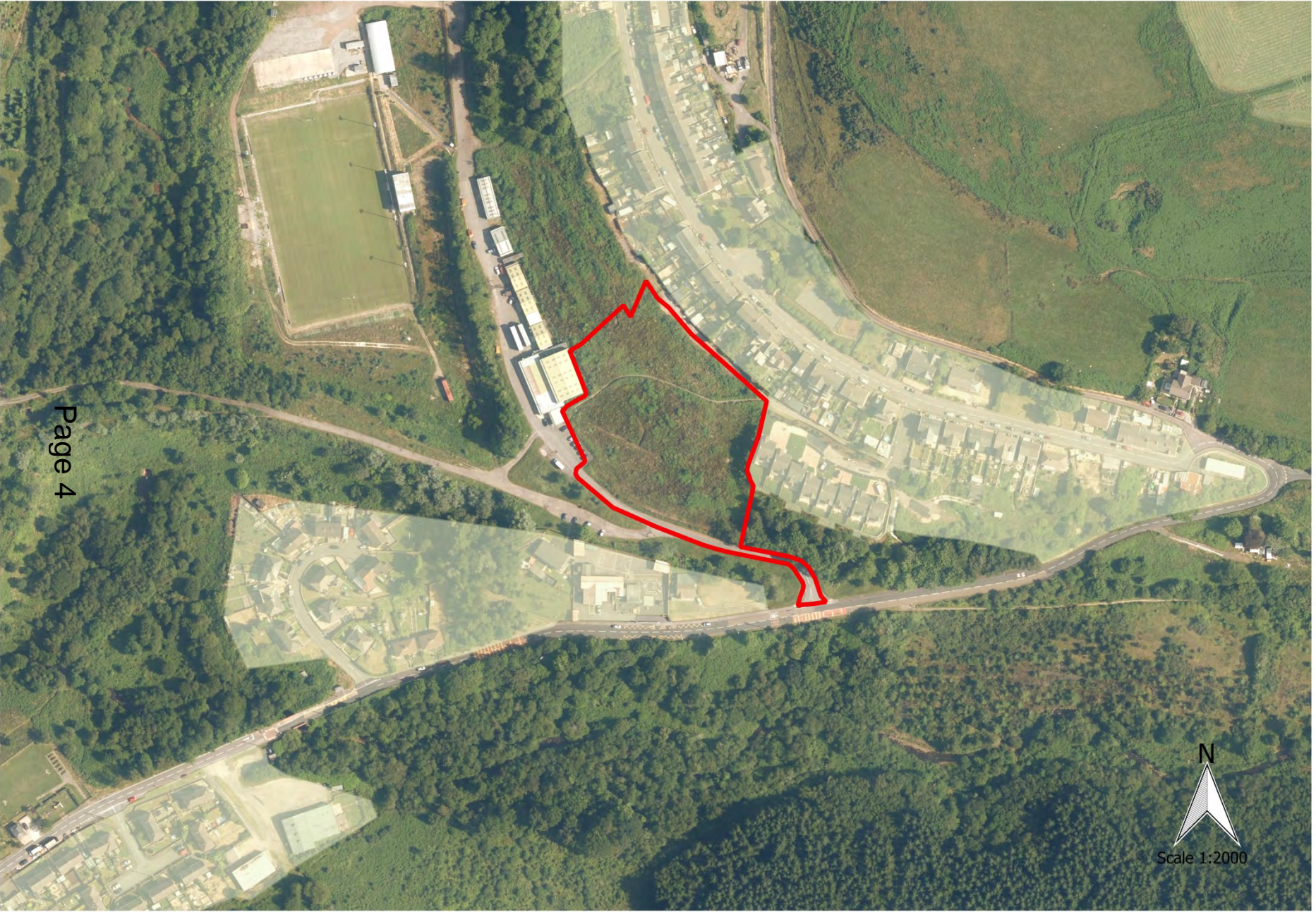


HUW GRIFFITHS ARCHITECTS LTD  
PENSAER SIARTREDIG  
CHARTERED ARCHITECT

CLIENT: Peleenna Property Partnership	JOB TITLE: Proposed Housing Development on land to rear of Layout, Tonmawr Sports Centre, Tonmawr	DRWG. TITLE: Proposed Site Location Plan
DATE: April 2014	DRAWN: GS	CHECKED: ---
SCALE: 1:1250	A3	
DRWG. NO. HG.13.37.P11	REV. F	PURPOSE: Planning

HUW GRIFFITHS ARCHITECTS LTD  
NORTH HILL, 7 ST. JAMES CRESCENT, SWANSEA, SA1 6DP Tel: 01792 644038 Fax: 01792 645446 Email: design@huwgriffithsarchitects.co.uk





Scale 1:2000





Path

Page 5



Rev. E 03 10 2015 - Drawing updated to reflect trees no longer on site and Red & Blue lines amended. Shared drive layout, retaining wall and levels amended.

Rev. F 05 11 2015 - Boundary along side plot 5 amended.



**HLU GRIFFITHS ARCHITECTS LTD**  
TOWN & COUNTRY ARCHITECTS

Client Pelenna Property Partnership		Project Proposed Housing Development on land to rear of Layout, Tonmawr Sports Centre, Tonmawr		Drawn By Proposed Block Plan	
Date April 2014	Scale GS	Plot 1/500	Sheet A2	Drawn No. HG.13.37.P12	Rev. F
HLU GRIFFITHS ARCHITECTS LTD 30 BETHLEHEM, 1 ST. JAMES CHURCH ST., SWANSEA, SA1 6DP. Tel: 01792 644038 Fax: 01792 645446 Email: design@hlu-griffiths-architects.co.uk			Rev. Planning		

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NOTE: All dimensions to be checked on site and not scaled from the drawing.





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FUTURE SHARED DRIVE



### CUT/FILL MODELING DETAILS

Total Plan and Surface Areas of Overlap between both POM models:

	In Cut	In Fill	Balanced
Total Plan Area:	6607.0	2873.8	0.0
Total Surface Area:	8264.0	3196.4	0.0

Total of Cut and Fill Volumes listed by zones of POM:

Zone Description No.	Sort Code	Volume Cut (cum.)	Fill (cum.)	Net Volume Cut (cum.)	Fill (cum.)
1 Zone 1		12419.4	3127.4	9292.0	
Total Volume:	Grass:	12419.4	3127.4		
	Hard:	1926.0			

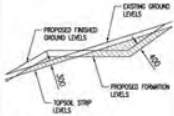
Note: Volumes are of POM2 surface relative to POM1 surface

Summary of Total Volumes of Cut/Fill:

	POM2 surface relative to POM1 surface	POM1 surface
Total Grass:	12419.4	3127.4

**NETT CUT – 9292m<sup>3</sup>**  
(CART-OFF SITE)

- NOTES
- DO NOT SCALE THIS DRAWING
  - CONTRACTOR TO CHECK ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ENGINEER



THIS CUT/FILL ANALYSIS IS A COMPARISON OF TOPSOIL STRIP LEVEL VS PROPOSED FORMATION LEVEL. ASSUMING A 300mm TOPSOIL STRIP AND 400mm CONSTRUCTION MAKEUP ACROSS THE DEVELOPMENT.

A REDLINE BOUNDARY REVISIONS: CH 05.11.15

Revisions:

Reinforcement schedule no:



Structural & Civil Engineering Consultants  
 1st Floor  
 210, Avenue Crescent  
 SUTTON  
 Surrey  
 GU1 1NF  
 Telephone: +44 (0)1753 473 182  
 Email: admin@cb3consult.co.uk  
 www.cb3consult.co.uk

Client: Pelenna Property Partnership

Project: NEW HOUSING DEVELOPMENT TONMAWR

Drawing Title: CUT-FILL ANALYSIS: TOPSOIL-STRIPPED SITE VS PROPOSED FORMATION LEVELS

PLANNING

Project No: C0216 Drawing No: C-005

Scale: 1:200 Date: 25.08.15  
 Drawn by: [Name] Checked by: [Name] Status: [ ]  
 Date: [ ] Drawn by: [ ] Checked by: [ ] Status: [ ]

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**OFFSITE HIGHWAY WORKS REQUIRED:**

- ROAD WIDENED TO 5.5m AND CONSTRUCTED TO LOCAL AUTHORITY STANDARD
- 2m FOOTWAY ON THE NORTHERN SIDE
- LIGHTING TO BE DESIGNED TO LOCAL AUTHORITY STANDARD
- NEW HIGHWAY DRAINAGE WITH A FINAL CONNECTION INTO THE CULVERTED WATERCOURSE

- NOTES**
1. DO NOT SCALE THIS DRAWING.
  2. CONTRACTOR TO CHECK ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ENGINEER.
  3. REFER TO DRAWING CO216-C-004 FOR RETAINING WALL HEIGHTS.
  4. REFER TO DRAWING CO216-C-002 & 007 FOR SITE SECTIONS.

**HATCHING KEY**

[Hatched Box]	BUILDING FOOTPRINT
[Hatched Box]	ACCESSIBLE MINOR ACCESS COLLECTOR
[Hatched Box]	SHARED DRIVEWAY
[Hatched Box]	PRIVATE DRIVES
[Hatched Box]	ADAPTABLE FOOTPATH
[Hatched Box]	PUBLIC FOOTPATH
[Hatched Box]	USABLE GARDEN SPACE
[Hatched Box]	BANKING AT 1 IN 2
[Hatched Box]	PAVED AREA

A REDEFINE BOUNDARY REVISED. CH 05.11.15

Revisions

No.	Date	By	Issue

Replacement schedule no:



Structural & Civil Engineering Consultants  
 1st Floor  
 21 Clarence Crescent  
 Surfers Paradise  
 QLD 4217  
 Telephone +61 7 552 413 182  
 61 m02 admin@cb3consult.com.au  
 www.cb3consult.com.au

Client: Pelenna Property Partnership

Project: NEW HOUSING DEVELOPMENT TONMAWR

Drawing Title: EXTERNAL WORKS GENERAL ARRANGEMENT

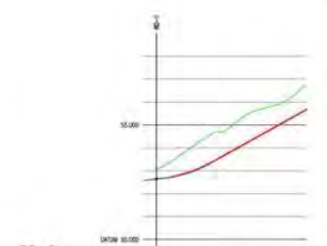
PLANNING

Project No. CO216	Drawing No. C-006
Scale: 1:200	Date: 28.08.15
Client: PH	Designer: AL
Drawn: CH	Checked: AL
Scale Bar: A1	Area: A

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**ROAD 1 - LONGITUDINAL SECTION**  
SCALE 1:500H, 1:100V



**ROAD 2 - LONGITUDINAL SECTION**  
SCALE 1:500H, 1:100V

**NOTES**

- DO NOT SCALE THIS DRAWING
- CONTRACTOR TO CHECK ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ENGINEER

ROAD 1 - ADOPTABLE ESTATE ROAD CLASS 3

ROAD 2 - SHARED DRIVE

ROAD LAYOUT IN ACCORDANCE WITH NPT ESTATE ROAD DESIGN GUIDE DATED 7th OCTOBER 1994

F	REDLINE BOUNDARY REVISED	CH	05.11.15
E	PPL'S AND ROAD 2 REVISED	CH	24.06.15
D	FOOTPATH CONNECTING TONMAWR ROAD ADDED. RED LINE BOUNDARY INDICATED	CH	26.06.15
C	ARCHITECT LAYOUT REVISED. ROAD ALIGNMENT UPDATED.	CH	22.05.15
B	SECTION MARKER D-0 ADDED.	PFY	18.12.14
A	LAYOUT REVISED AS PER CON PLANNING COMMENTS 28.11.13.	PFY	17.12.13

Revisions

Revised by

Checked by

Drawn by

**CB3 CONSULT**

Structural & Civil Engineering Consultants

1st Floor  
72 James Cleaver  
Surrey  
SA1 1NP

Telephone: +44 (0)1793 473 182  
Email: admin@cb3consult.co.uk  
www.cb3consult.co.uk

Client: **Pelenna Property Partnership**

Project: **NEW HOUSING DEVELOPMENT TONMAWR**

Drawing Title: **HIGHWAY ALIGNMENT GENERAL ARRANGEMENT**

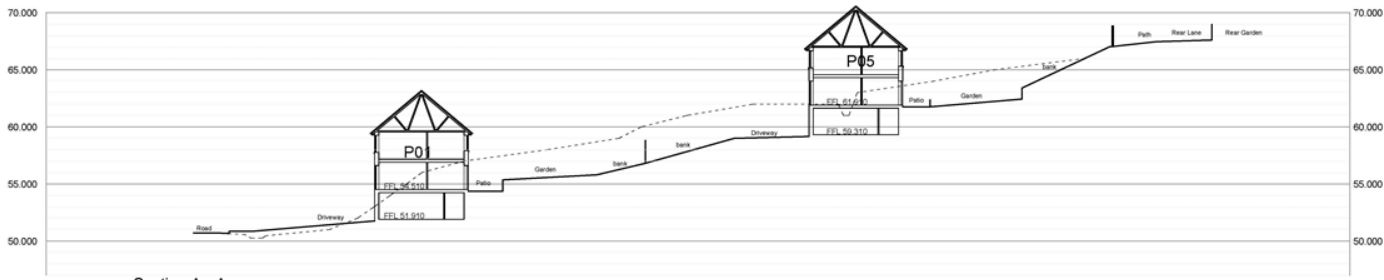
**PLANNING**

Project No:	C0216	Drawing No:	C-001
Client:	AS SHOWN	Date:	17.05.15
Scale:	As Shown	Sheet No.:	A1
Author:	PFY	Checked:	MC
Drawn:	MC	Approved:	AM
Discipline:	PLANNING	Revision:	F

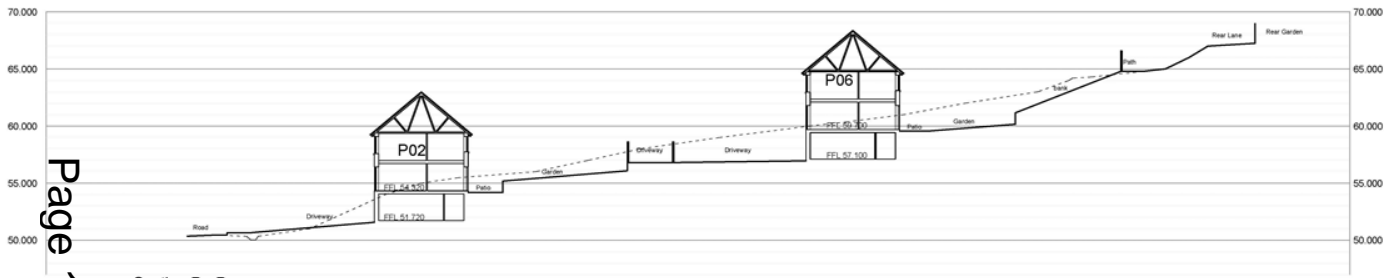
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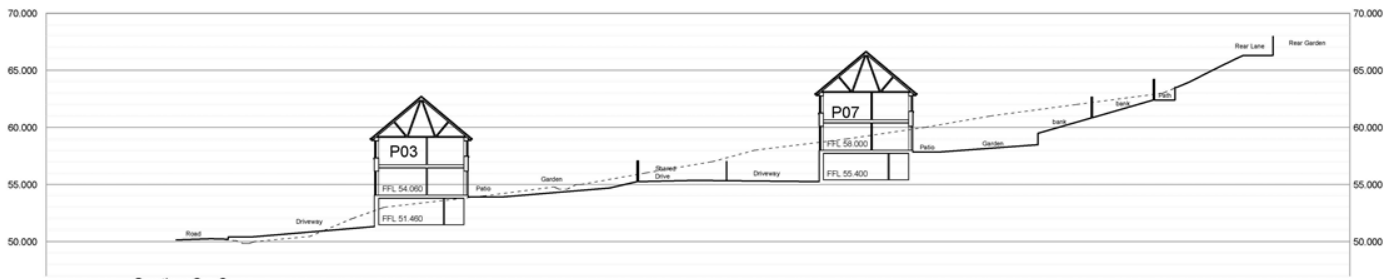




Section A - A



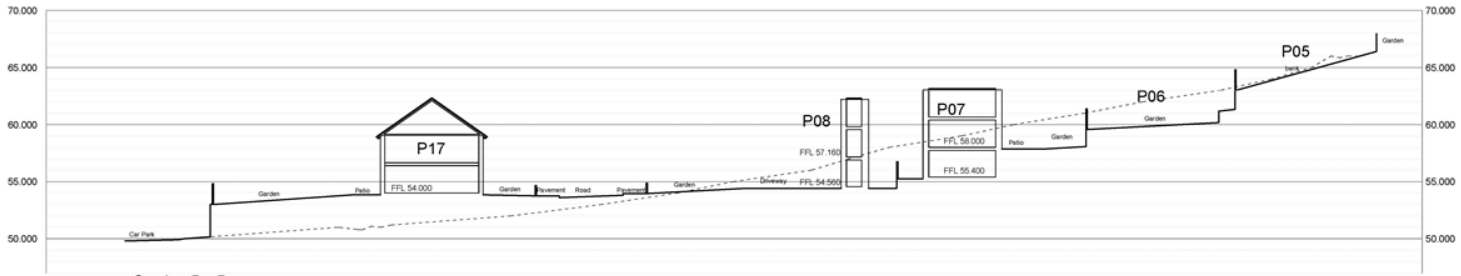
Section B - B



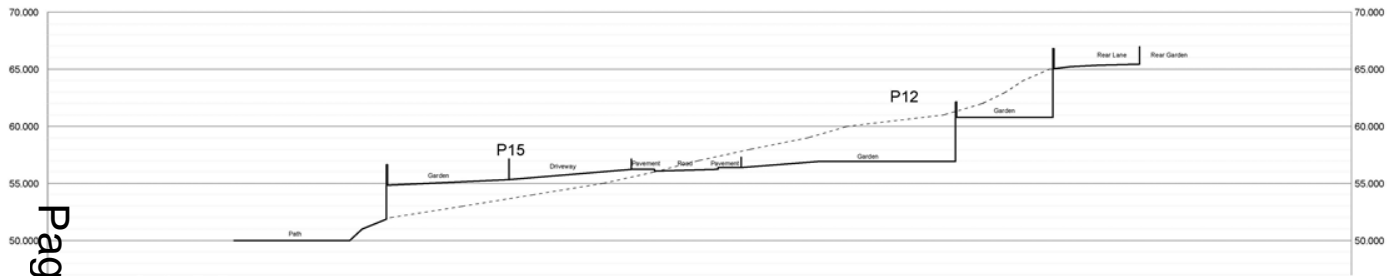
Section C - C

Page 10

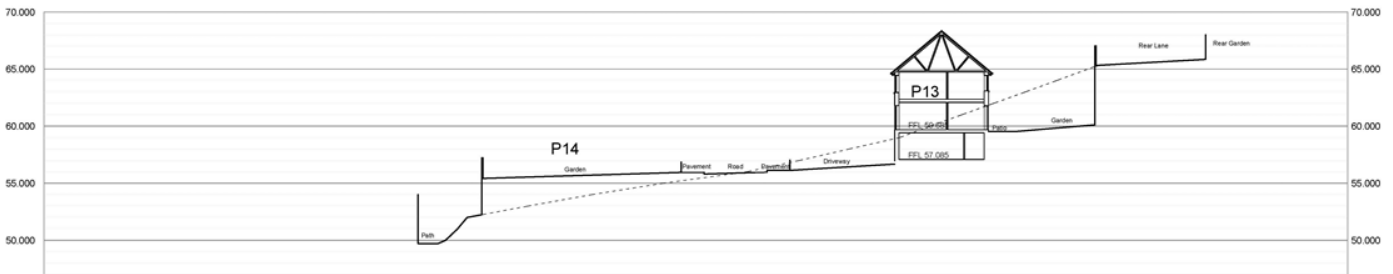




Section D - D



Section E - E



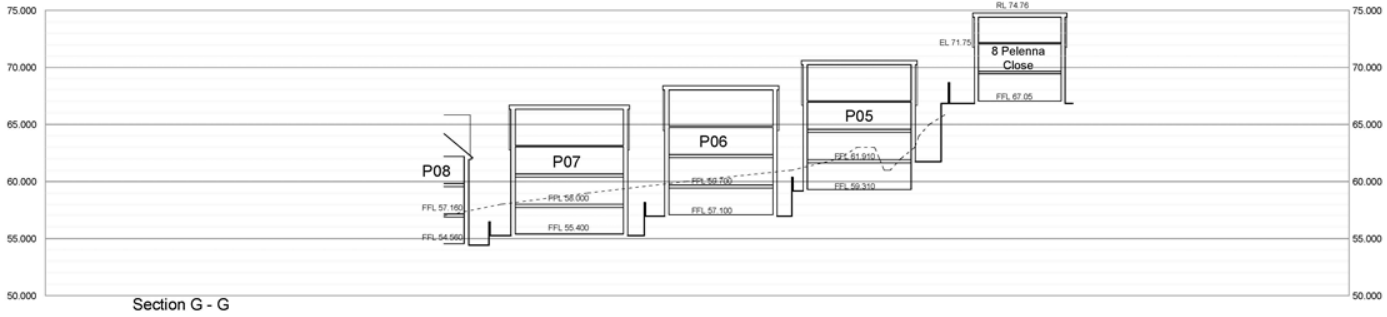
Section F - F

Page 11

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 NOTE: All dimensions to be checked on  
 site and not relied from the drawing.

Rev. A: 03.10.2015 - Shared drive  
 beyond retaining wall and levels  
 amended

 <b>RHW GRIFFITHS</b> ARCHITECTS LTD REGISTERED ARCHITECTS	Client	Project	Scale	Sheet	Section
	Palena Property Partnership	Proposed Housing Development on land to rear of Layout, Tomnawr Sports Centre, Tomnawr	1:200	A1	HO 13.37.P15
Date	Author	Check	Drawn	Scale	Notes
April 2014	GS	---	---	---	A
RHW GRIFFITHS ARCHITECTS LTD NORTHWELL, 7 ST JAMES CRESCENT, BRIMINGHAM, B36 8DF Tel: 0121 7624000 Fax: 0121 7624001 Email: <a href="mailto:design@rhwgrieffs.com">design@rhwgrieffs.com</a>					



Rev. A, 05.11.2015 - Boundary along site post 5 amended

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 <b>RHW GRIFFITHS ARCHITECTS LTD</b> REGISTERED ARCHITECTS	Client	Project	Scale	Sheet	Notes
	Pelenna Property Partnership	Proposed Housing Development on land to rear of layout, Tonmawr Sports Centre, Tonmawr	1:200	A1	HO 13.37 P16
Date October 2015	Issue 05	Revision --	Area 1.200	Drawing A1	Status Planning
RHW GRIFFITHS ARCHITECTS LTD NORTHWELL, 7 ST JAMES CRESCENT, BRISTOL, AVON GL5 2TZ ENGLAND Tel: 01274 644000 Fax: 01274 644001 Email: design@rhwgriiffiths.co.uk					





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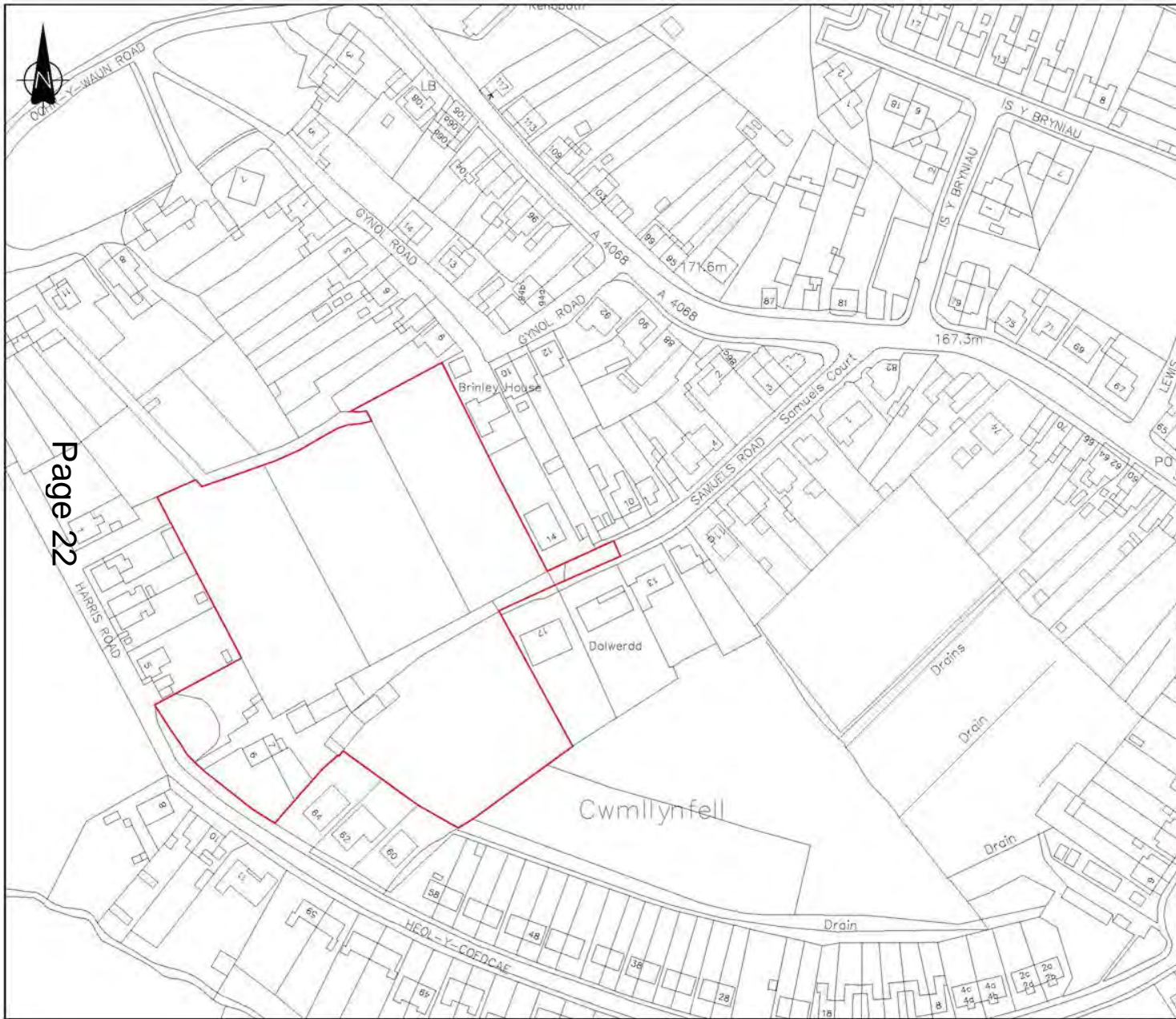




<b><u>APPLICATION NO:</u> P2016/0078</b>	<b><u>DATE:</u> 18/02/2016</b>
<b>PROPOSAL:</b>	Proposed alternative restoration and aftercare scheme in respect of the former Margam Surface Mine, comprising engineering and landscaping works including: Pumping, earthworks, soil relocation, installation of an overflow drainage channel, re-introduction of rights of way across the site, agricultural (rehabilitation) works to establish vegetation and drainage (amendment to the restoration and aftercare scheme approved under planning permission reference P2006/1727
<b>LOCATION:</b>	Former Margam Surface Mine, Fford Y Gyfraith, Cefn Cribwr CF32 0BS
<b>APPLICANT:</b>	Mr Robert Thompson – Celtic Energy Ltd.
<b>TYPE:</b>	Full Plans
<b>WARD:</b>	Margam

<b><u>APPLICATION NO:</u> P2014/1122</b>	<b><u>DATE:</u> 18/02/2015</b>
<b>PROPOSAL:</b>	Outline residential development consisting of 41 dwellings including details of access and demolition of the existing buildings
<b>LOCATION:</b>	Land Off Samuels Road, Cwmllynfell,
<b>APPLICANT:</b>	All Sites Development Co. Ltd.
<b>TYPE:</b>	Outline
<b>WARD:</b>	Cwmllynfell





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DRG. NO. CS/70327/FD/100		REVISION REF.																	
KEY																			
[Red Line]		SITE BOUNDARY																	
© Crown copyright. All rights reserved. Licence No. 100048730.																			
<table border="1"> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>																			
ISSUE	AMENDMENTS	DRAWN	CHECK	DATE															
CLIENT																			
ALL SITES DEVELOPMENT COMPANY LTD																			
PROJECT																			
CWMMLYNFELL DEVELOPMENT SITE																			
TITLE																			
LOCATION PLAN																			
PURPOSE																			
INFORMATION																			
<b>CAPITA</b> Property and Infrastructure																			
St Davids House, Pascal Close, St Mellons, Cardiff, CF3 0LW T: 02920 803500 W: www.capita.co.uk/n/infrastructure Capita Property and Infrastructure Ltd.																			
DRAWN	G. B. WILLIAMS	DATE	MARCH 2014	SCALE	1: 1250 @ A3														
CHECKED	A. T. DAVIES	DATE	MARCH 2014	PROJECT NO.	CS/70327														
DRG. NO.		CS/70327/FD/100		REVISION REF.															



DRG No: CG/5867/03/103  
 REVISION No: A

**KEY**  
 (S) BOUNDARY  
 PROPOSED BUILDINGS (4/16)  
 PROPOSED DRIVEWAYS / RESIDENTIAL AREA  
 PROPOSED PARKING BAYS  
 PROPOSED NORMAL MANUFACTURE  
 PROPOSED TROTTERS  
 PROPOSED GARDENS / LANDSCAPING  
 TREES

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 Source: OSN2010

NO.	DATE	BY	CHKD	DATE
A				

CLIENT: ALL SITES DEVELOPMENT COMPANY LIMITED  
 PROJECT: CWMILLYNFELL DEVELOPMENT SITE  
 TITLE: PROPOSED SITE LAYOUT  
 PURPOSE: INFORMATION

**CAPITA**  
 Property and Infrastructure  
 St David's House, Pascal Close, St Mellons, Cardiff, CF3 0LW  
 T: 02920 803500 W: www.capita.co.uk/infrastructure  
 Capita Property and Infrastructure Ltd

DRG No:	CG/5867/03/103	REVISION No:	A
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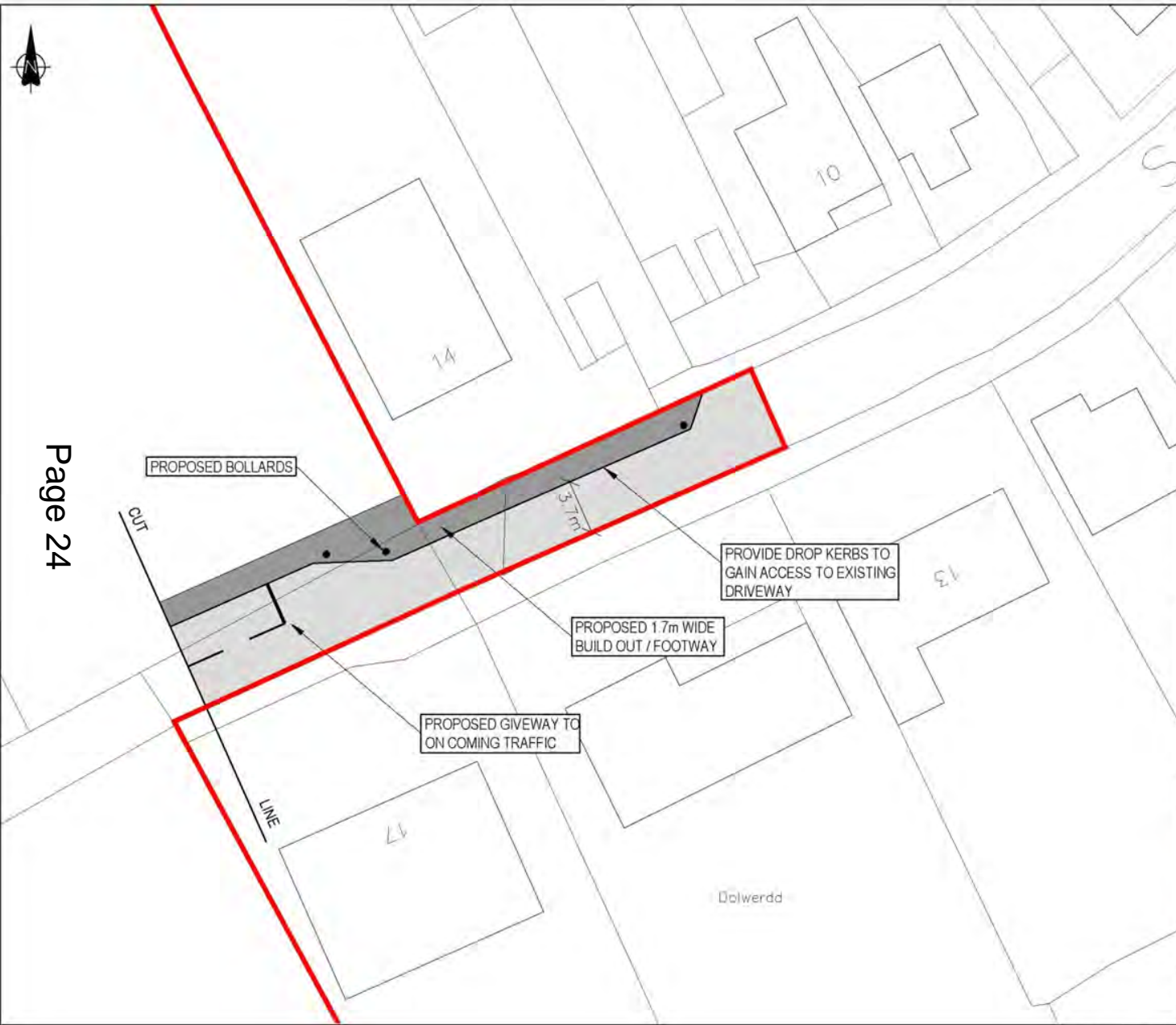
G. B. WILLIAMS  
 D. E. BENVETT

DATE	SEPTEMBER 2015	SCALE	1:500 @ A1
DATE	SEPTEMBER 2010	DRG No:	CG/5867

FILE: P:\cwmillyn\_fell\p03103\CG5867.dwg

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Page 24

DRG. NO.	CG/5367/03/102	REVISION REF.	B
KEY:			
—		SITE BOUNDARY	
▒		PROPOSED HIGHWAY ALIGNMENT	
■		PROPOSED FOOTWAYS	
© Crown copyright. All rights reserved. Licence No. 100048730.			
B	RED LINE BOUNDARY AMENDED	GBW	DEB 09/15
A	AMENDED AS PER NPTCBC COMMENTS	GBW	DEB 08/15
ISSUE	AMENDMENTS	DRAWN	CHECK
DATE			
ALL SITES DEVELOPMENT COMPANY LIMITED			
PROJECT			
CWMLLYNFELL DEVELOPMENT SITE			
TITLE			
PROPOSED ROAD NARROWING / BUILD OUT			
PURPOSE			
INFORMATION			
<b>CAPITA</b>			
Property and Infrastructure			
St Davids House, Pencoed Close, St Mellons, Cardiff, CF3 1LW T: 02920 803500    www.capita.co.uk/infrastructure Capita Property and Infrastructure Ltd.			
DRAWN	DATE	SCALE	
G. B. WILLIAMS	JUNE 2015	1 : 250 @ A3	
CHECKED	DATE	PROJECT NO.	
D. E. BENNETT	JUNE 2015	CS/5887	
DRG. NO.	CG/5367/03/102	REVISION REF.	B





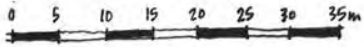
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100 R

1 : 2,500

274417.66, 212884.52

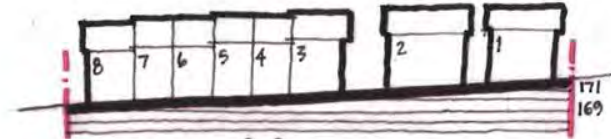
# Sketch Site Sections

Scale 1:500 at A3



Amendments

date rev amendment



**Section AA**

scale 1:500 @ A3

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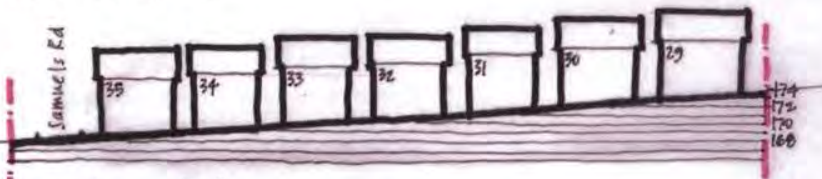
**Section BB**

scale 1:500 @ A3



**Section CC**

scale 1:500 @ A3



**Section DD**

scale 1:500 @ A3

**DOWNSMERRIFIELD architects**

project  
Proposed New Housing  
Samuels Road, Cwmllynfell, Neath Port Talbot  
All Sites Development Company Ltd

Title  
**Sketch Site Sections (INDICATIVE)**  
status  
sketch

scale at A3  
1:500

job no. drawing no. rev  
**077 A-00-102**











10/03/2015





10/03/2015



















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