

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

Democratic Services
Gwasanaethau Democrataidd

Chief Executive: Steven Phillips

Date: 8 September 2020

Dear Member,

PLANNING COMMITTEE - TUESDAY, 8TH SEPTEMBER, 2020

Please find attached the following Amendment Sheet and Presentation for consideration at the next meeting of the **Planning Committee - Tuesday, 8th September, 2020.**

Item

- a) Amendment Sheet and Presentation (Pages 3 - 40)

Yours sincerely

Tammie Davies

p.p Chief Executive

This page is intentionally left blank

PLANNING COMMITTEE (REMOTE)

8th September 2020

AMENDMENT SHEET

ITEM 3

<u>APPLICATION NO:</u> P2020/0195	<u>DATE:</u> 28/02/2020
PROPOSAL:	Residential Development - Variation of conditions 2 (External Materials), 11 (Provision of Ghost Island) and 17 (Phased Programme of Works for Construction of the Access Road) and amendments to the site layout and engineering details of application P2010/0562 (which varied permission P2003/1330).
LOCATION:	Land South of Heol Y Glyn, Glynneath
APPLICANT:	Enzo Homes Ltd
TYPE:	S73 - Variation of Condition
WARD:	Glynneath

CLARIFICATION

On page 39, the recommendation was mistakenly omitted from the report. For purposes of clarification, the resolution (to be inserted at page 39) should therefore read as follows: -

RECOMMENDATION APPROVE subject to conditions (as amended by amendment sheet)

REVISIONS TO CONDITIONS

Since the report was published, the applicants have submitted a revised landscaping scheme which indicates the need to remove trees on the northern site boundary (due to visibility splays), including trees outside of the site boundary (as part of / subject to s278 highways approval).

The landscape details respond to officer concerns and detail the provision of a native hedgerow along both sides of the site's frontage with Heol y Glyn. The Hedgerow is also shown to be interspersed with additional native trees, 11 in total to the north eastern stretch of the frontage and 9 along the north western section of the road frontage.

While the loss of trees is always regrettable, the plan is considered acceptable and, accordingly, it is recommended that the following amendments be made to the proposed conditions:

1. Prior to the continuation of any further works on site, full details of a phasing plan of works for the hereby approved development shall be submitted to and approved in writing by the local planning Authority. The proposed phasing plan shall fully detail the areas of the site including all roads, accesses, drainage and landscaping works that will be included in each of the phases of development, together with an estimated programme of works giving likely times for the start of each of the phases of development, including planting works. The development shall be fully implemented in accordance with the approved details.

Reason.

To ensure that all required information is submitted at the appropriate point of development and that the development is carried out as approved.

2. The development shall be carried out in accordance with the following approved plans and documents:

Drawings:

- Proposed Site Plan – Planning Boundary – E-634 Drawing No. LP-01 dated 10/02/20.
- Proposed Site Layout – E-634 drawing No. 1 rev A dated 24/06/20 and submitted on 31/07/20
- Proposed Site Section – E-634 Drawing No. 11 Rev A dated 27/07/20 and submitted on 31/07/20.
- Initial Levels and Retaining Structures SK03 rev P13 submitted on the 31 July 2020.
- Proposed Drainage Layout 9610 Drawing no. 100 Rev P3 dated 28/05/20 and received 31/07/20 by CD Gray.
- House Type A1 and A2 – Drawing No. E-634.02 dated 09/01/20.
- House Type A and B – Drawing No. E-634.01 dated 07/01/20.
- House Type C – Drawing No. E-634.03 dated 27/11/19.
- House Type D – Drawing No. E-634.04 dated 06/02/20.
- House Type E – Drawing No. E-634.05 dated 09/01/20.
- House Type F – Drawing No. E-634.06 dated 11/11/19.
- House Type G – Drawing No. E-634.07 dated 14/11/19.
- Detailed Soft Landscaping Proposals – TDA.2545.03

30. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason:

In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links

between sites and their protection for amenity, landscape and biodiversity value, and to ensure the development complies with Policies SP15 and BE1 of the Neath Port Talbot Local Development Plan.

COUNCILLOR QUESTION:

Cllr Hunt has asked officers to clarify that they are satisfied that all risk assessments on this site has been covered in the report so that the recommendation carries no harm to those living in the vicinity or any further environmental harm or impact to the community.

He also refers to Part 2A of the Environmental Protection Act 1990 which takes a risk-based approach to defining contaminated land and ask if these points been addressed properly as to any risk assessments on this site:

3.1 Part 2A takes a risk-based approach to defining contaminated land. For the purposes of this Guidance, “risk” means the combination of: (a) the likelihood that harm, or pollution of water, will occur as a result of contaminants in, on or under the land; and (b) the scale and seriousness of such harm or pollution if it did occur.

3.2 All soils contain substances that could be harmful to human or environmental receptors, although in the very large majority of cases the level of risk is likely to be very low. In conducting risk assessment under the Part 2A regime, the local authority should aim to focus on land which might pose an unacceptable risk.

3.3 Local authorities should have regard to good practice guidance on risk assessment and they should ensure they undertake risk assessment in a way which delivers the results needed to make robust decisions in line with Part 2A and this Guidance.

3.4 Risk assessments should be based on information which is: (a) scientifically-based; (b) authoritative; (c) relevant to the assessment of risks arising from the presence of contaminants in soil; and (d) appropriate to inform regulatory decisions in accordance with Part 2A and this Guidance.

Current use

3.5 Under Part 2A, risks should be considered only in relation to the current use of the land. For the purposes of this Guidance, the “current use” means:

- (a) The use which is being made of the land currently.
- (b) Reasonable likely future uses of the land that would not require a new or amended grant of planning permission.
- (c) Any temporary use to which the land is put, or is likely to be put, from time to time within the bounds of current planning permission.
- (d) Likely informal use of the land, for example children playing on the land, whether authorised by the owners or occupiers, or not.
- (e) In the case of agricultural land, the current agricultural use should not be taken to extend beyond the growing or rearing of the crops or animals which are habitually grown or reared on the land.

3.6 In assessing risks the local authority should disregard any receptors which are not likely to be present given the current use of the land or other land which might be

affected. In considering the timescale over which a risk should be assessed the authority should take into account any evidence that the current use of the land will cease in the relevant foreseeable future (e.g. within the period of exposure assumed for relevant receptors in a contaminant linkage).

3.7 When considering risks in relation to any future use or development which falls within the description of a “current use”, the local authority should assume that the future use or development would be carried out in accordance with any existing planning permission. In particular, the authority should assume:

(a) That any remediation which is the subject of a condition attached to that planning permission, or is the subject of any planning obligation, will be carried out in accordance with that permission or obligation.

(b) Where a planning permission has been given subject to conditions which require steps to be taken to prevent problems which might be caused by contamination, and those steps are to be approved by the local planning authority, that the local planning authority will ensure that those steps include adequate remediation.

Have we adequately carried out our inspection duties?

2.1 Part 2A requires that local authorities cause their areas to be inspected with a view to identifying contaminated land, and to do this in accordance with this Guidance. Relevant sections of the Act include:

(a) Section 78B(1): Every local authority shall cause its area to be inspected from time to time for the purpose – (a) of identifying contaminated land; and (b) of enabling the authority to decide whether any such land is land which is required to be designated as a special site.

(b) Section 78B(2): In performing [these] functions... a local authority shall act in accordance with any guidance issued for the purpose by the Secretary of State.

2.2 This Guidance recognises that there are two broad types of “inspection” likely to be carried out by local authorities: (a) strategic inspection, for example collecting information to make a broad assessment of land within an authority’s area and then identifying priority land for more detailed consideration; and (b) carrying out the detailed inspection of particular land to obtain information on ground conditions and carrying out the risk assessments which support decisions under the Part 2A regime relevant to that land. This Guidance refers to the former as “strategic inspection” and the latter as “detailed inspection”.

Officer Response

The Land Contamination Officer (who will be present at Committee) has advised as follows

The risk assessment for a planning application is carried out by the developers’ consultant who should be a ‘competent person’. The Councils role as the regulator is to ensure the risk assessment and the recommendations derived are in line with current UK guidance and best practice. Should the Council identify any issues with the reporting for the current application, the report is sent back to the consultant to address these issues. This is the standard way in which all planning applications with contamination issues are handled.

Councillor Hunt appears to be asking about the Councils duties under Part 2A to identify and remediate land on which contamination is causing unacceptable risks to human health or the wider environment under the statutory definition of contaminated land. Local Authorities should only use Part 2A only where no appropriate alternative solution exists. Currently, most contamination within the NPT County Borough is dealt with through the planning process and through voluntary remediation schemes closely monitored by the Council.

Historically the Welsh Government provided a Contaminated Land Capital Grant Fund for the investigation and remediation of sites formerly determined as 'contaminated land' under the Part IIA legislation. In 2011, this funding opportunity was withdrawn and Welsh councils were left to fund investigation of sites out of their own limited budgets. This has had a negative impact on Part IIA work across Wales, as councils are hesitant to take a proactive approach to investigation if there is no funding available to rectify/remediate the problem. This had led to councils looking for alternative ways to progress their Part IIA strategies through planning, regeneration schemes, new or redevelopment and working closely with land owners to encourage voluntary remediation etc. This is the main approach Neath Port Talbot has also taken.

Within this context it is also reiterated that the Land Contamination Officer is satisfied that this is not a site where there are any significant matters that cannot be addressed through the recommended conditions.

ITEM 4

<u>APPLICATION NO:</u> P2020/0556	<u>DATE:</u> 02/07/2020
PROPOSAL:	Detached Double Garage and Associated Access Steps
LOCATION:	3 Clos Dewi Sant (Plot 22), Bryn SA13 2RZ
APPLICANT:	Mr Gareth Owen
TYPE:	Full Plans
WARD:	Bryn and Cwmavon

Clarification

On page 59, the report is mistakenly headed 'Planning Applications Recommended for Approval'.

For purposes of clarification, the heading should read '**Planning Application Recommended for Refusal**'.

This page is intentionally left blank



Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

Planning Committee

(Remote) 8th September 2020

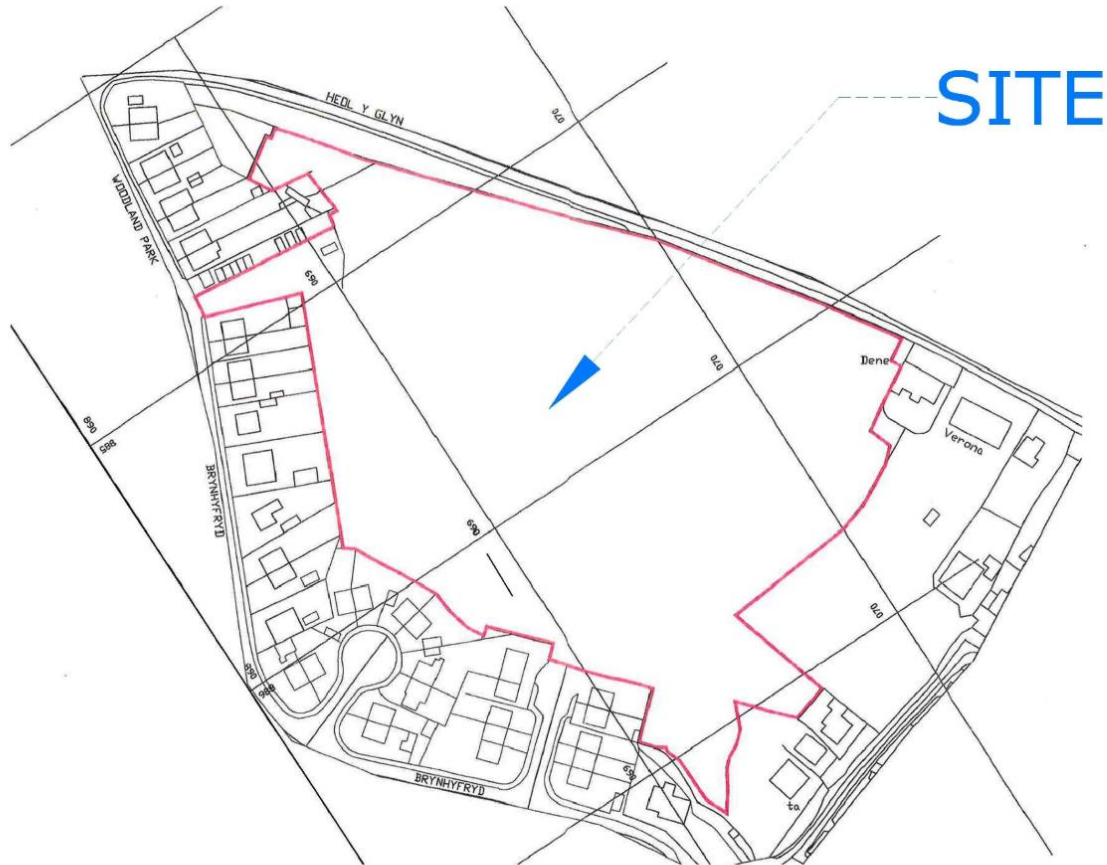
Page 9



<u>APPLICATION NO:</u> P2020/0195		<u>DATE:</u> 28/02/2020
PROPOSAL:	Residential Development - Variation of conditions 2 (External Materials), 11 (Provision of Ghost Island) and 17 (Phased Programme of Works for Construction of the Access Road) and amendments to the site layout and engineering details of application P2010/0562 (which varied permission P2003/1330).	
LOCATION:	Land South of Heol Y Glyn, Glynneath	
APPLICANT:	Enzo Homes Ltd	
TYPE:	S73 - Variation of Condition	
WARD:	Glynneath	

SITE LOCATION PLAN 1:1250

Ordnance Survey (c) Crown Copyright 2014. All rights reserved. Licence number 100022432



Page 11

THIS DRAWING IS SUBJECT TO LOCAL PLANNING AND ALL OTHER RELEVANT CONCEPTS. ALL DIMENSIONS, SITE LINES AND ANGLES SHOWN ARE APPROXIMATE AND SUBJECT TO SITE SURVEY AND SURVEYING. A SURVEYOR MUST BE CHECKED ON SITE. DO NOT SCALE OFF THIS DRAWING. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS' AND/OR SPECIALIST'S DRAWINGS OR DOCUMENTS. SAURO ARCHITECTURAL DESIGN MUST BE NOTIFIED OF ANY WHAT EVER OR DISCREPANCIES BEFORE THE APPOINTED WORK COMMENCES. ALL CLERKS RELATING TO QUOTES OR FOUNDATIONS, FLOOD RISES AND ANY OTHER STRUCTURAL ELEMENTS ARE TO BE REFERRED TO THE STRUCTURAL ENGINEER FOR CLARIFICATION.

PLANNING

Revision	Description	Date



Client
Erick's Homes Ltd
Project Title
Land off Heol y Glyn,
Glynneath
SAILL SAT

Drawing Title
Proposed Site Plan
Planning Boundary

Scale 1:1,250	Drawn by 4
Date 10.02.2020	Job No. E-634
Revision A	Sheet Size A3

SAURO ARCHITECTURAL DESIGN LTD
9 ELLISTON TERRACE,
CARMARTHEN, SA31 1HA
Tel: (01292) 233 664
Email: design@sauro.co.uk
© Drawing Copyright Sauro Architectural Design Ltd



50 m
100 ft

1 : 2,500

288863.94, 206897.66



Proposed site plan 1:500

<p>SAURO ARCHITECTURAL DESIGN LTD</p> <p>100, 101 & 102, Market Street, Cardiff, CF10 1JH</p> <p>0300 303 0303</p>	
<p>Project Name: Woodland Park</p> <p>Client: SAURO</p> <p>Scale: 1:500</p> <p>Date: 08/04/2024</p> <p>Drawn by: SAURO</p>	
<p>SAURO ARCHITECTURAL DESIGN LTD</p> <p>100, 101 & 102, Market Street, Cardiff, CF10 1JH</p> <p>0300 303 0303</p>	



- SOFT LANDSCAPE KEY**
- PROPOSED NATIVE TREE PLANTING (Plant to be retained for site retention)
 - PROPOSED ORNAMENTAL TREE PLANTING (Plant to be retained for site retention. Planting schedule will be attached to the plan)
 - EXISTING TREES TO BE REMOVED
 - EXISTING TREES TO BE RETAINED
 - PROPOSED NATIVE HEDGEROWS (Plant to be retained for site retention)
 - PROPOSED SUB PLANTING (Plant to be retained for site retention. Planting schedule will be attached to the plan)
 - PROPOSED GRASS AREAS (Plant to be retained for site retention. Planting schedule will be attached to the plan)
 - PROPOSED WILDFLOWER SEEDING (Plant to be retained for site retention)

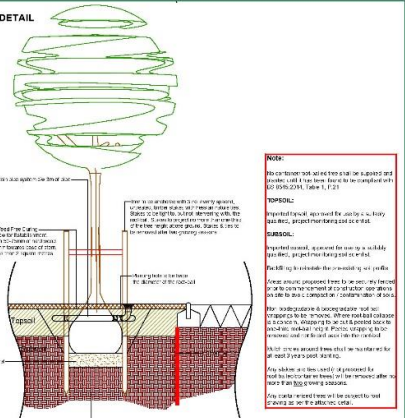
PLANT SCHEDULE

NATIVE TREE PLANTING

Species	Quantity	Notes
Acacia saligna	10	
Allocasuarina littoralis	5	
Banksia integrifolia	15	
Callitris glauca	10	
Conocarpus strictus	5	
Leucadendron sanderi	10	
Macaranga daniellii	10	
Podocarpus neriifolius	10	
Prostrata juncea	10	
Scaevola taccada	10	
Styphaliopsis saligna	10	
Taxodium dielsii	10	
Terminalia illinoensis	10	
Ulmus procumbens	10	
Xylocarpus gilliesii	10	

ORNAMENTAL TREE PLANTING

Species	Quantity	Notes
Acacia saligna	10	
Allocasuarina littoralis	5	
Banksia integrifolia	15	
Callitris glauca	10	
Conocarpus strictus	5	
Leucadendron sanderi	10	
Macaranga daniellii	10	
Podocarpus neriifolius	10	
Prostrata juncea	10	
Scaevola taccada	10	
Styphaliopsis saligna	10	
Taxodium dielsii	10	
Terminalia illinoensis	10	
Ulmus procumbens	10	
Xylocarpus gilliesii	10	



NOTES:

1. The tree pit must be constructed to a minimum depth of 1000mm below the finished ground level.

2. The tree pit must be constructed to a minimum width of 1000mm.

3. The tree pit must be constructed to a minimum length of 1000mm.

4. The tree pit must be constructed to a minimum depth of 1000mm below the finished ground level.

5. The tree pit must be constructed to a minimum width of 1000mm.

6. The tree pit must be constructed to a minimum length of 1000mm.

Page 14

TDA

ENZO'S HOMES

 1100 S. 11th St.

 Suite 100

 Phoenix, AZ 85006

 Tel: 602.998.1234

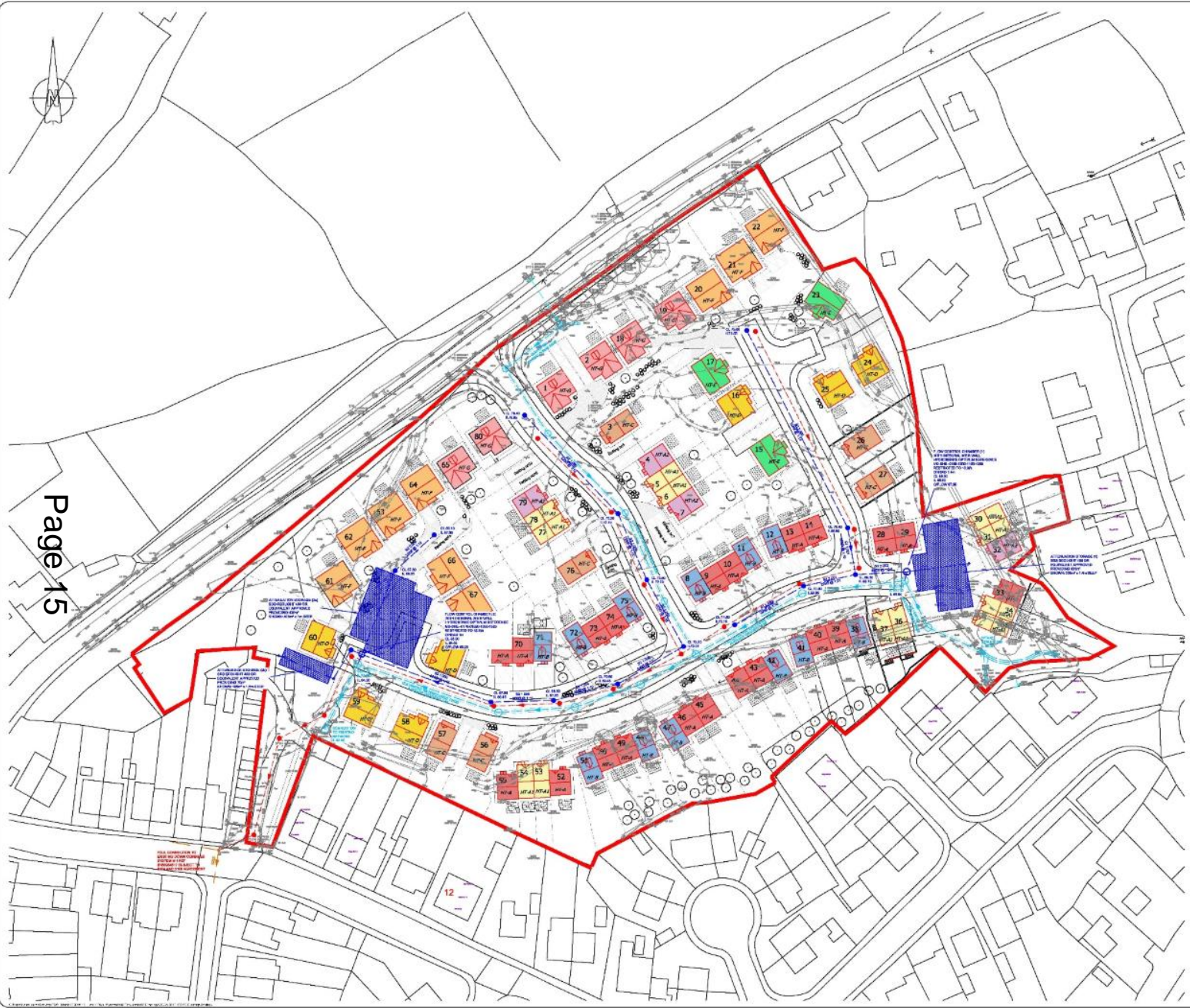
PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT, GLYNNEATH

 DRAWING: DETAILED SOFT LANDSCAPE PROPOSALS



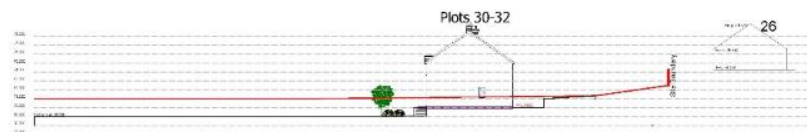
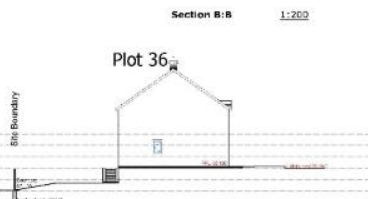
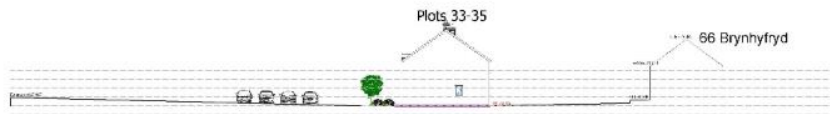
- KEY**
- EXISTING DOWN COMBINED SEWER
 - PROPOSED FOUL SEWER
 - PROPOSED SURFACE WATER SEWER (ATTENUATED DEVELOPMENT RUNOFF)
 - PROPOSED CULVERTED WATERCOURSE

- NOTES**
1. DRAINAGE STRATEGY SHOWN IS INDICATIVE OF DESIGN INTENT ONLY AND REMAINS SUBJECT TO DETAILED DESIGN AND FORMAL APPROVALS.
 2. DRAINAGE PRINCIPLES MIMIC THOSE ESTABLISHED BY PREVIOUSLY APPROVED SCHEM (REF MAINS DRAWING 3/14_20 REV A).
 3. MAIN CARRIER DRAINAGE SHOWN ONLY - PLIOT DRAINAGE OMITTED FOR CLARITY.
 4. FLOOD DRAINAGE TO BE OFFERED FOR DOWN CATCH ON UNDER SWS AGREEMENT.
 5. PHILOSOPHY OF CULVERTING OF CREEKWAY WATERCOURSES ESTABLISHED BY PREVIOUS PLANNING APPLICATIONS IS REMAIN SUBJECT TO CATCHMENT ASSESSMENT AND CREEKWAY WATERCOURSE CONSENT.
 6. PROPOSED DEVELOPMENT'S SURFACE WATER SYSTEM DISCHARGE RATES BASED ON GREENFIELD RATE OF 25mm RAINFALL ON A 100% DATA BASIS TO CONTRIBUTING HARVEST AND ING AREAS. STORAGE PROVIDED TO CATCH FOR DOWN-DRAG EVENT.



Page 15

DATE	DESCRIPTION	BY	DATE
28/05/20	ISSUE FOR CONSENT	ENZO HOMES	28/05/20
PRELIMINARY			
CDGray		5th Denby Court, Wolverhampton, West Midlands, WV1 1JG Tel: 01902 752111 Web: www.cdgray.co.uk	
ENZO HOMES			
HEOLY GLYN GLYNNETH			
PROPOSED DRAINAGE LAYOUT			
SCALE	DATE	PROJECT	NO
1:500	28.05.20	9610	P3



Section C:C 1:200

Section D:D 1:200

Section H:H 1:200

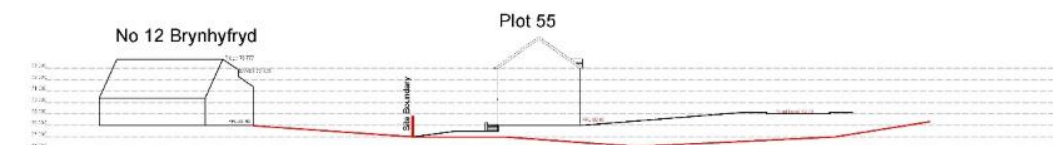


Page 16

Section F:F 1:200

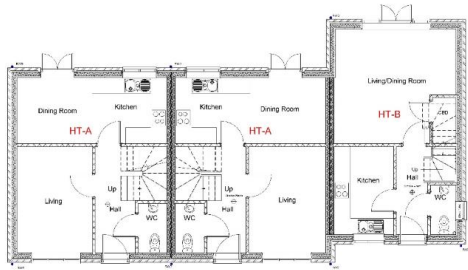


Section F:F 1:200

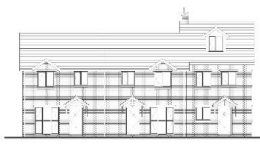


Section G:G 1:200

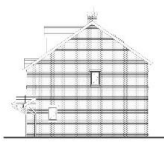
<p>SAURO ARCHITECTURAL DESIGN</p>			
<p>Project Name: [Blank] Client Name: [Blank] Project Address: [Blank]</p>			
<p>Scale: 1:200 Date: 27/07/2020 Drawing No: A</p>			
<p>SAURO ARCHITECTURAL DESIGN LTD 2 SLEEPING SPACES GARAGE ON PLOT 55 17.150 17.250 17.350 17.450 17.550 17.650</p>			



Ground Floor Plan 1:50



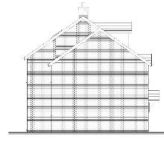
Front Elevation 1:100



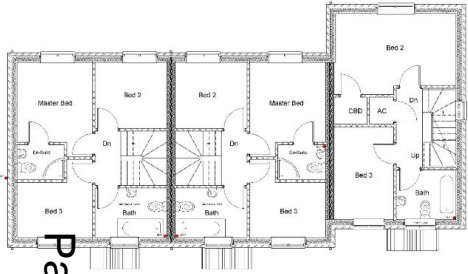
Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100



First Floor Plan 1:50



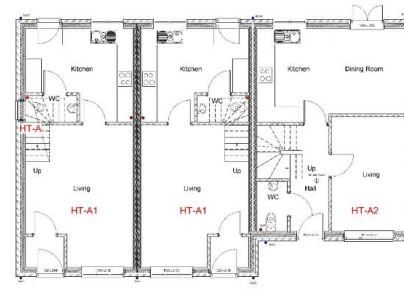
Second Floor Plan 1:50

Enzo's homes

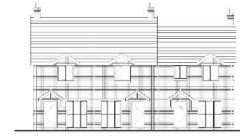
Planning

SAURO
ARCHITECTURAL DESIGN

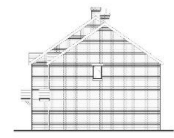
9 Eileen Terrace, Carmarthen,
Carmarthenshire, SA31 1YK
Tel: 01292 232484
Email: sauro@enzo-homes.co.uk



Ground Floor Plan 1:50



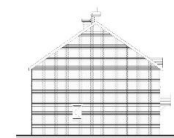
Front Elevation 1:100



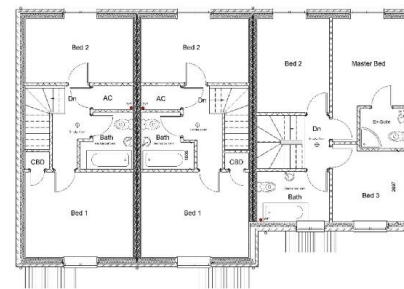
Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100



First Floor Plan 1:50

Enzo's homes

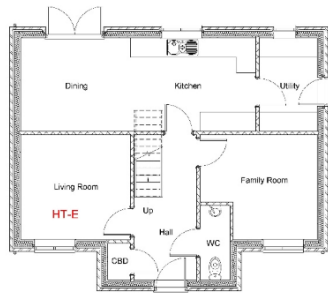
Planning

SAURO
ARCHITECTURAL DESIGN

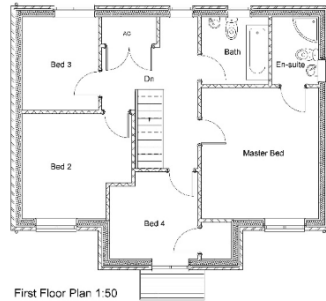
9 Eileen Terrace, Carmarthen,
Carmarthenshire, SA31 1YK
Tel: 01292 232484
Email: sauro@enzo-homes.co.uk

Land Adjoining Heol Y Glyn,
Clywast,
Aberthaw
House Type A1 and A2

As Shown @ A1	Proposed Floor Plans
08.01.2020	4 E-634.02



Ground Floor Plan 1:50



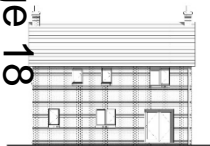
First Floor Plan 1:50



Front Elevation 1:100



Side Elevation 1:100

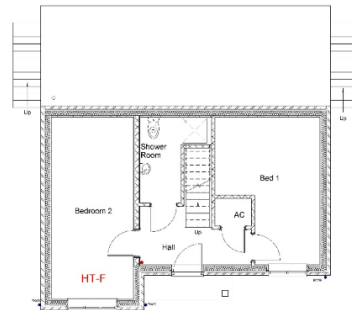


Rear Elevation 1:100

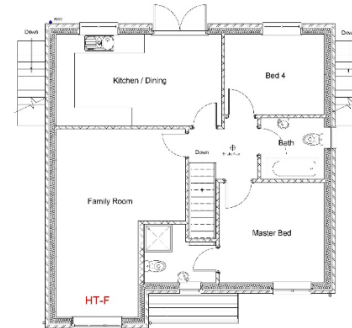


Side Elevation 1:100

Page 18



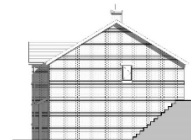
Ground Floor Plan 1:50



First Floor Plan 1:50



Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100

Enzo's homes

ENZO'S HOMES IS A REGISTERED TRADE NAME OF ENZO'S HOMES ARCHITECTURAL DESIGN LTD. ENZO'S HOMES ARCHITECTURAL DESIGN LTD IS A REGISTERED COMPANY IN ENGLAND. ENZO'S HOMES ARCHITECTURAL DESIGN LTD IS A REGISTERED COMPANY IN ENGLAND. ENZO'S HOMES ARCHITECTURAL DESIGN LTD IS A REGISTERED COMPANY IN ENGLAND.

Planning

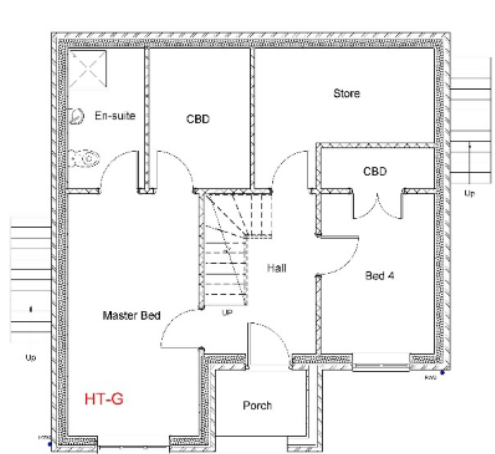
SAURO
ARCHITECTURAL DESIGN

5 Ebbots Trench, Carmarthen,
Carmarthenshire, SA31 1JG
Tel: 01292 223 624
Planning Design & Construction Group

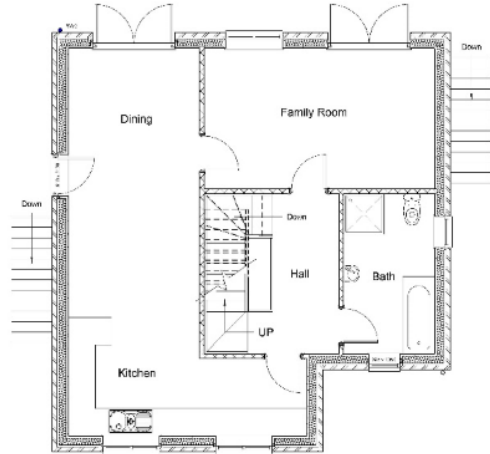
Land adjoining Heol Y Clyn,
Glynnfach,
North
House Type F

As Shown @ A1 Proposed Dwelling
Date: 11.11.2019 No: 4 Page No: E-404.06

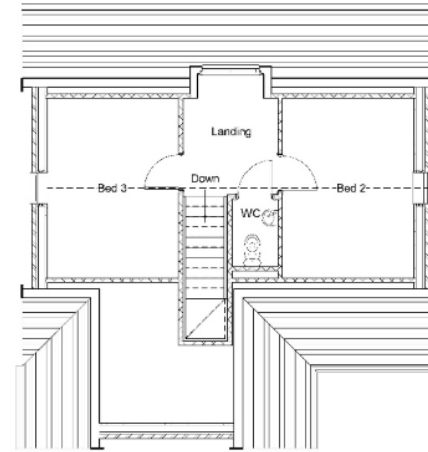
SAURO/2019/08/28/06



Ground Floor Plan 1:50



First Floor Plan 1:50

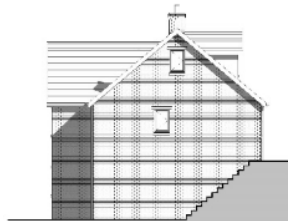


Second Floor Plan 1:50

Page 19



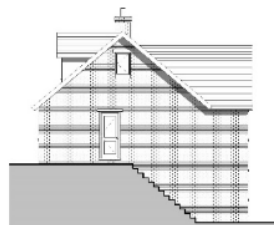
Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100



THIS DOCUMENT IS THE PROPERTY OF ENZO'S HOMES. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE BLOCK. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF ENZO'S HOMES. ENZO'S HOMES IS A REGISTERED TRADEMARK OF ENZO'S HOMES LIMITED. ENZO'S HOMES LIMITED IS A REGISTERED COMPANY IN ENGLAND. ENZO'S HOMES LIMITED, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Planning



9 Elston Terrace, Carmarthen,
Carmarthenshire, SA31 1HA
Tel: 01267 233 684
Drawing Copyright Sauro Architectural Design

Land adjoining Heol Y Glyn,
Glynnneath,
Neath.
House Type G

As Shown @ A1	Proposed Dwelling
Date: 14.11.2019	Drawn by: E-634.07
Sheet: 4	

Heol-y-Glyn, Glyn Neath, United Kingdom



Page 20



Google

Made by Nick Nicholaou | contact | browse securely with a free VPN



Heol-y-Glyn, Glyn Neath, United Kingdom



Page 21



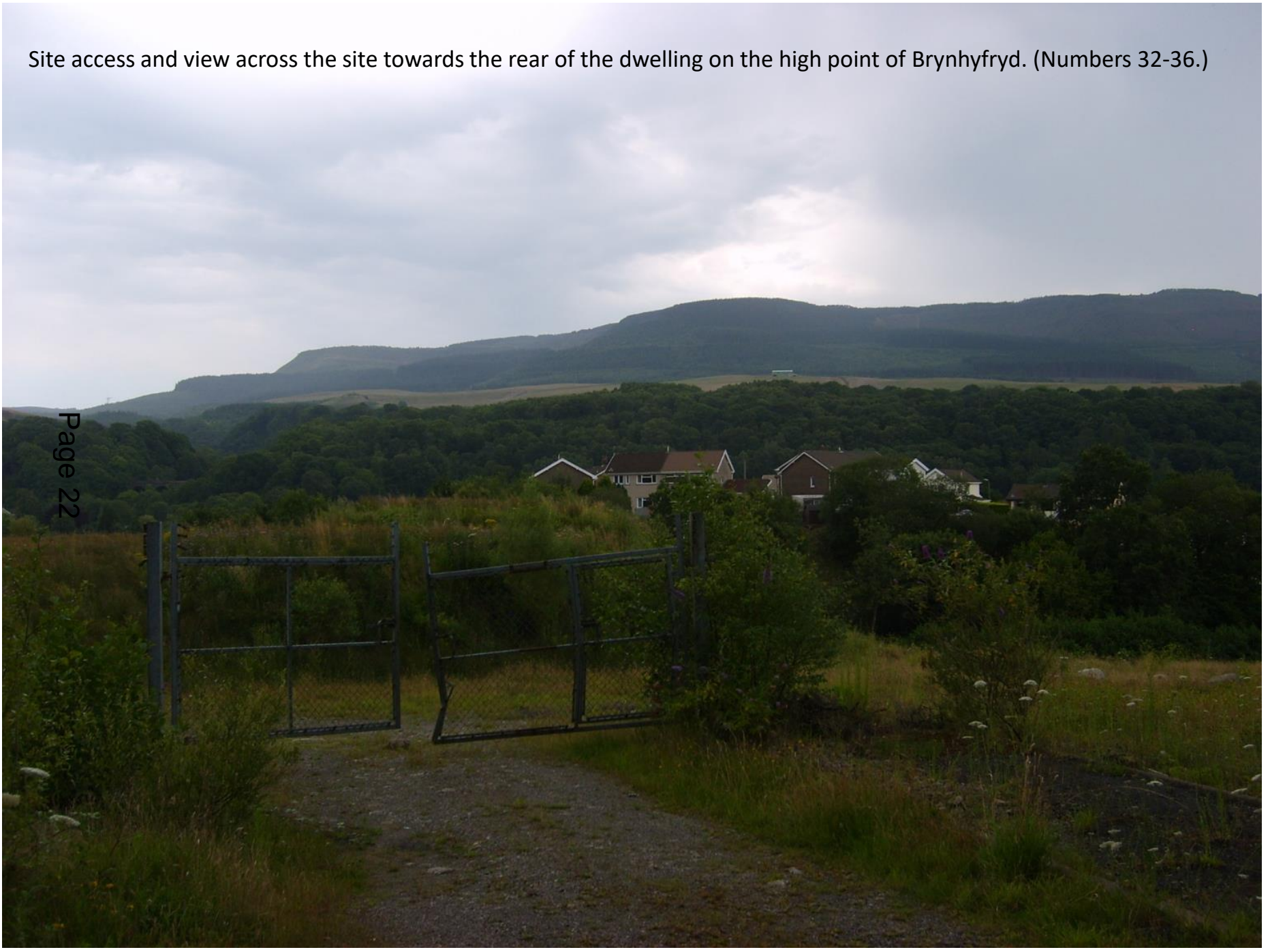
Google

Made by [Nick Nicholaou](#) | [contact](#) | [browse securely with a free VPN](#)



Site access and view across the site towards the rear of the dwelling on the high point of Brynhyfryd. (Numbers 32-36.)

Page 22



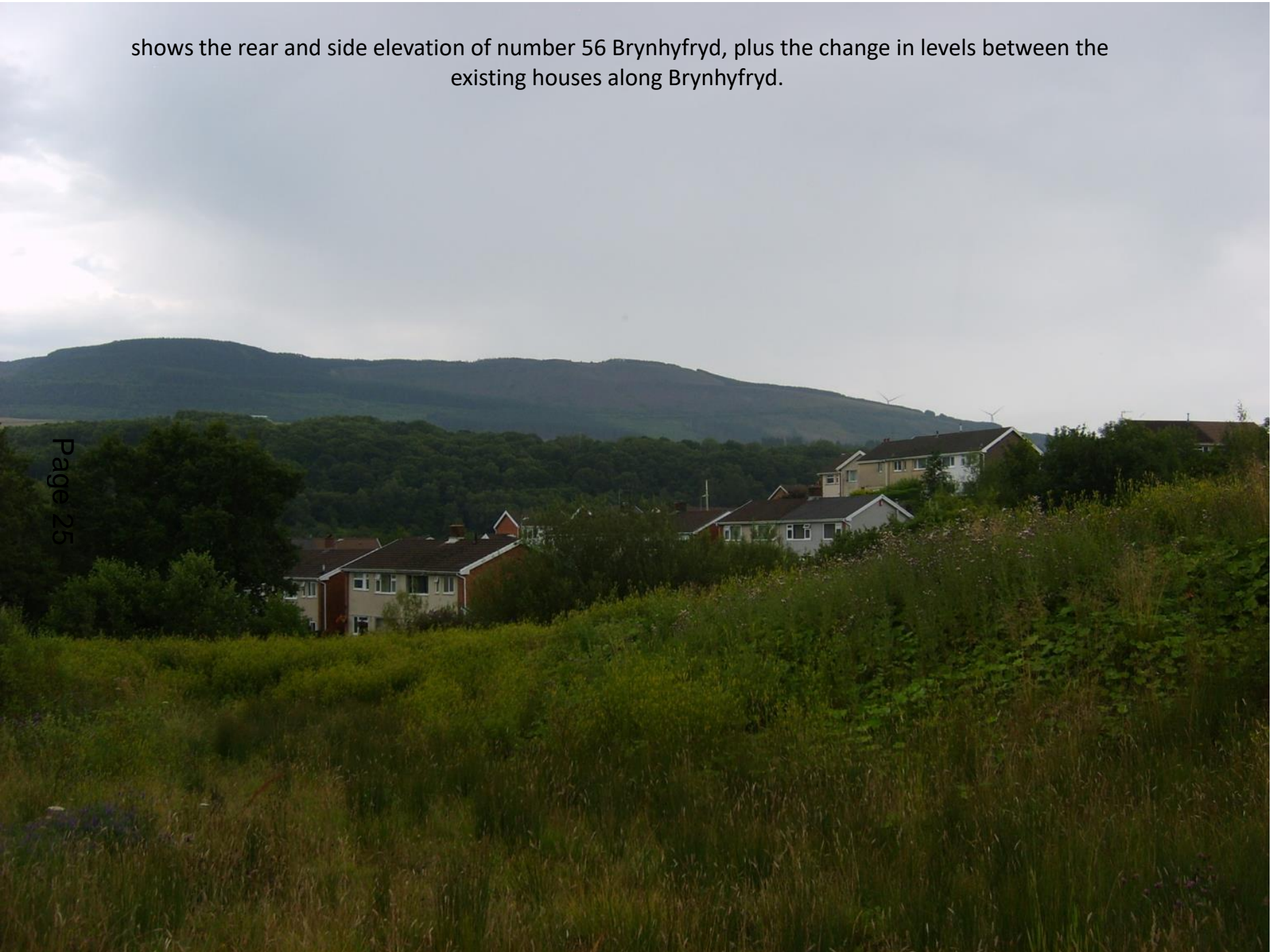
shows the houses along the lower section of Brynhyfryd (number 2-8)



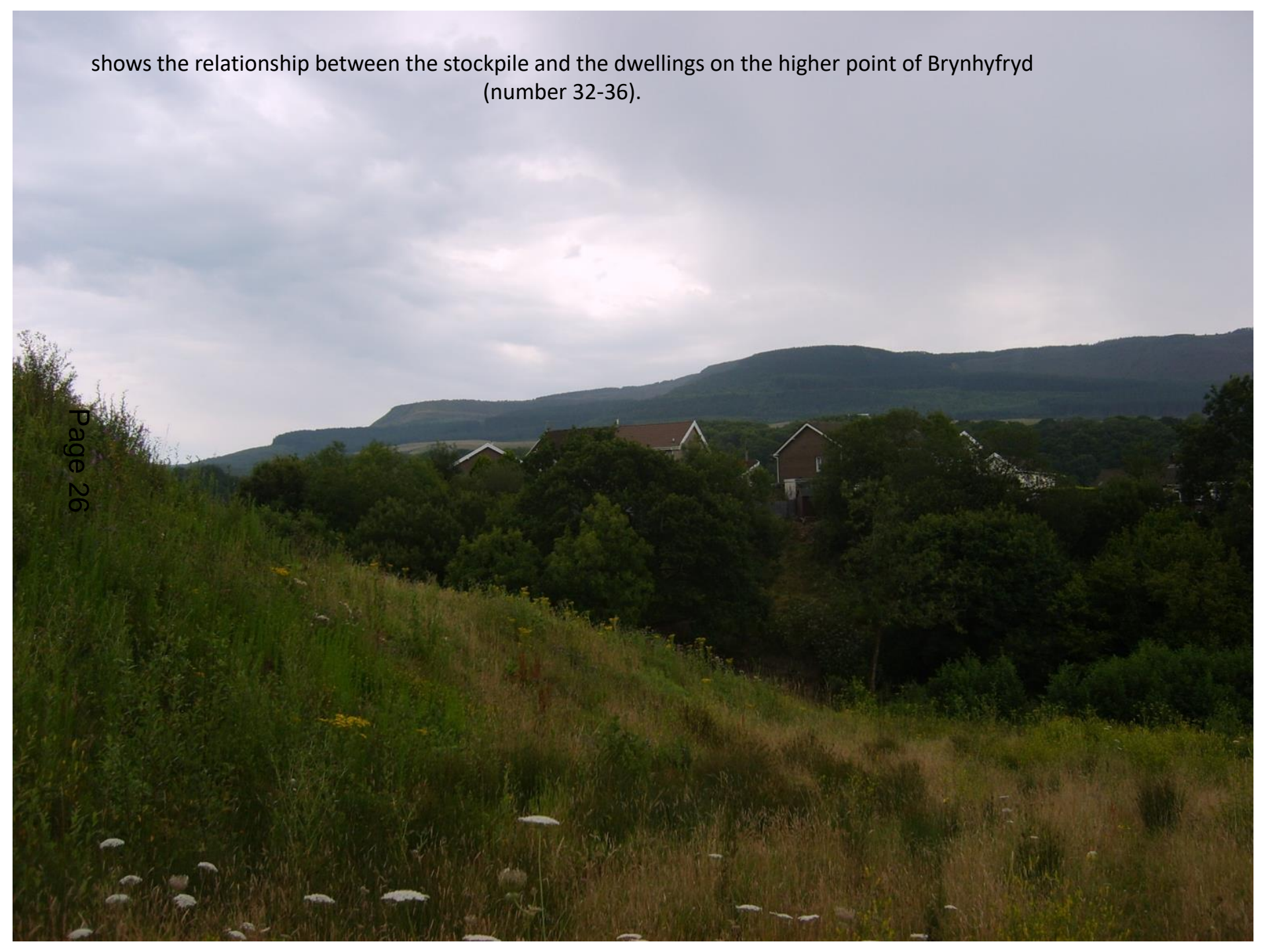
view inside the site across towards number 30 Waungron.



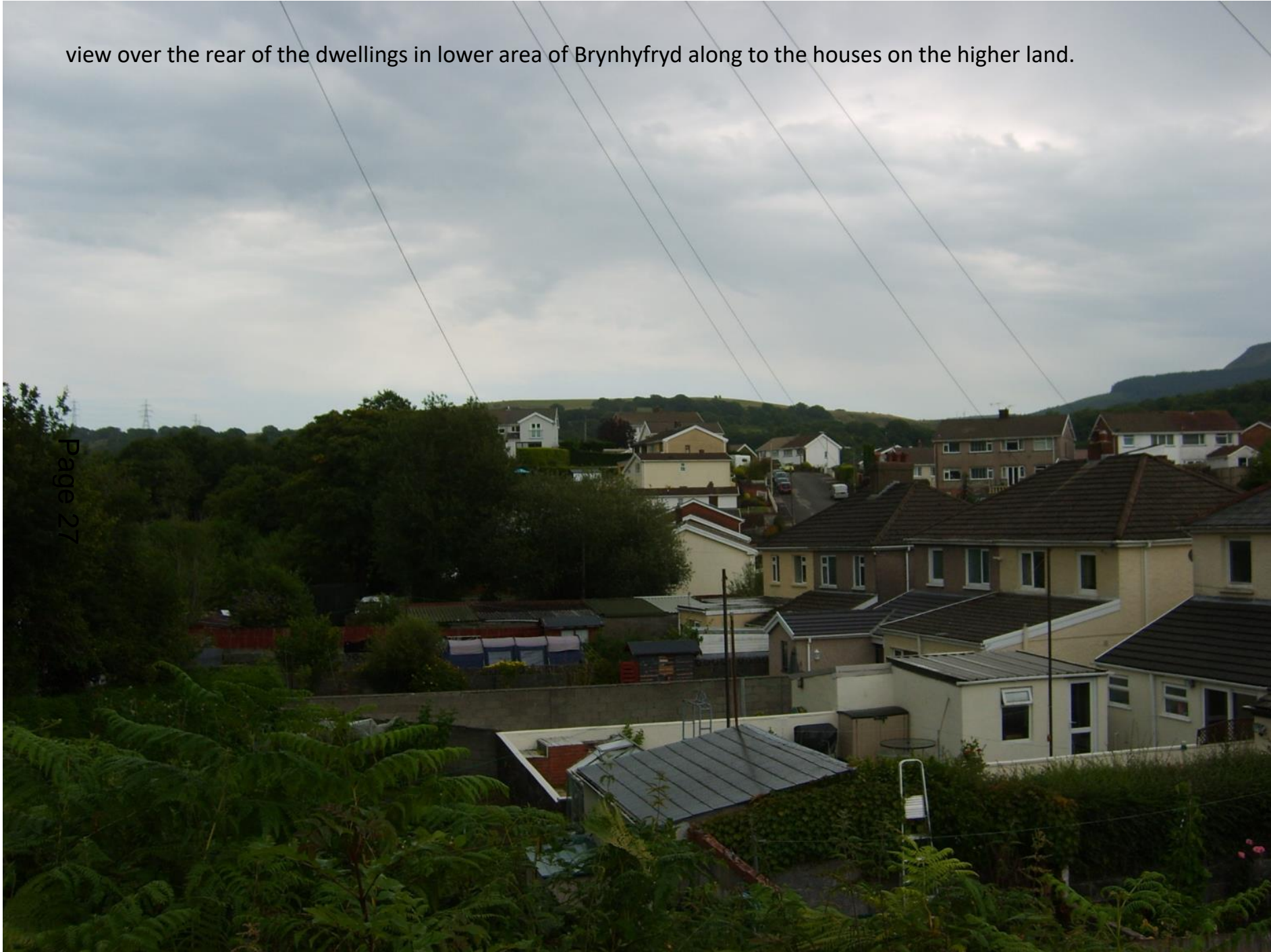
shows the rear and side elevation of number 56 Brynhyfryd, plus the change in levels between the existing houses along Brynhyfryd.



shows the relationship between the stockpile and the dwellings on the higher point of Brynhyfryd (number 32-36).



view over the rear of the dwellings in lower area of Brynhyfryd along to the houses on the higher land.



view along Woodland Park & Brynhyfryd Garage

Page 28



view along Brynhyfryd – showing the existing change in levels.

Page 29



the end of the Brynhyfryd cul-de-sac towards the application site.



the end of the Brynhyfryd cul-de-sac towards the application site.



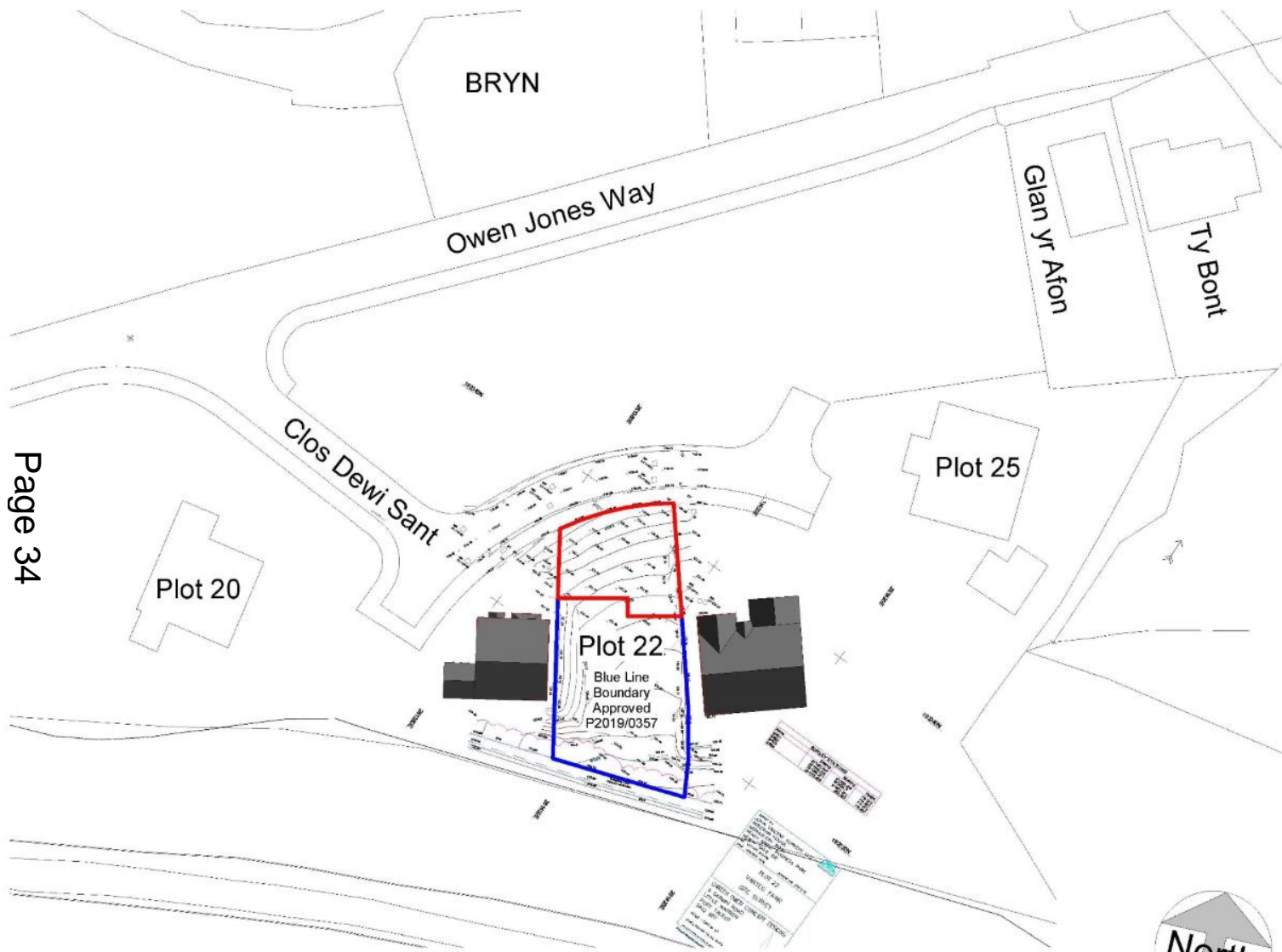
Page 34

view across side garden of 56 Brynhyfryd towards number 30 Waungron in the distance.





<u>APPLICATION NO:</u> P2020/0556	<u>DATE:</u> 02/07/2020
PROPOSAL:	Detached Double Garage and Associated Access Steps
LOCATION:	3 Clos Dewi Sant (Plot 22), Bryn SA13 2RZ
APPLICANT:	Mr Gareth Owen
TYPE:	Full Plans
WARD:	Bryn and Cwmavon



Page 34

1 Location Plan
1 : 500

NOTES:



DRAWING STATUS

Planning

PROJECT

Plot 22 Varteg Fawr, Bryn

TITLE

Proposed Garage Location Plan

CLIENT

Mr G Doyle

DRAWN BY

Gareth Owen

DATE

16.06.20

SCALE (A3)

1 : 500

PROJECT NO.

GD01

DRAWING NO.

A100

REV

-

GO CONCEPT DESIGNS, 3 CROWN HILL, FORT TILLOT, SA13 6BT.
gareth@owenowen.co.uk



1 Site
1 : 200

NOTES:



DRAWING STATUS

Planning

PROJECT

Plot 22 Varteg Fawr, Bryn

TITLE

Proposed Garage Site Plan

CLIENT

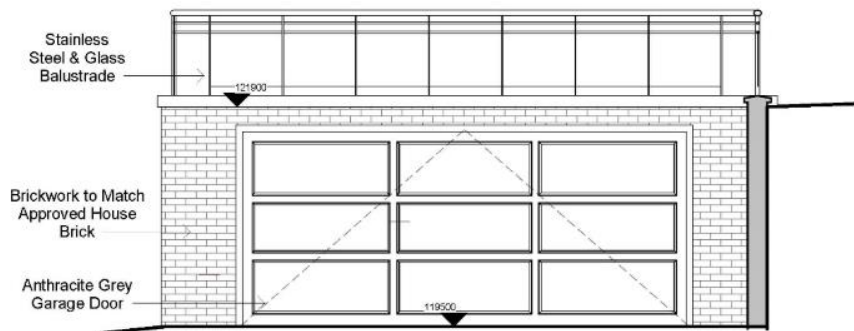
Mr G Doyle

DRAWN BY: Gareth Owen DATE: 16.06.20

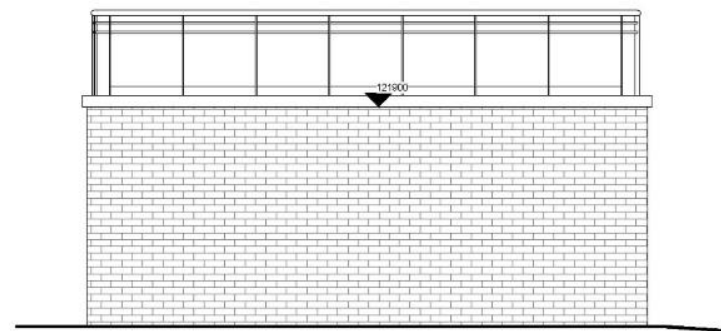
SCALE (A3): 1 : 200 PROJECT NO.: GDD1

DRAWING NO.: A102 REV: C4

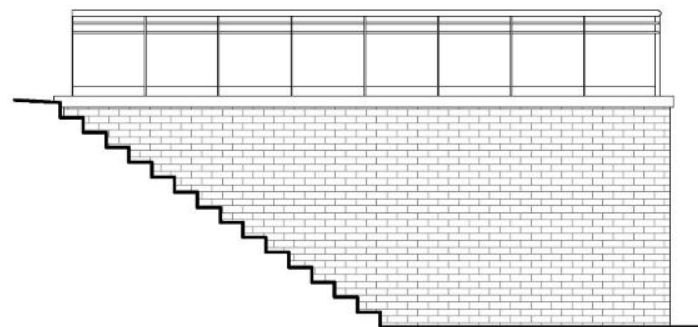
50 CONCEPT DESIGNS, 8 CHURCH RD, FORT TALKNOT, SA11 9BT
gareth@conceptdesigns.co.uk



1 Proposed Garage Front Elevation
1 : 50



2 Proposed Garage Side Elevation 1
1 : 50

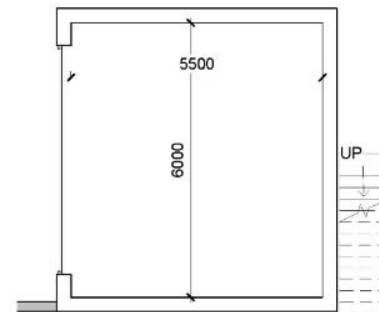


5 Proposed Garage Side Elevation 2
1 : 50

Page 36



3 Proposed Garage Street Scene
1 : 200



Proposed Garage Floor Plan



DRAWING STATUS	
Planning	
PROJECT	
Plot 22 Varteg Fawr, Bryn	
TITLE	
Proposed Garage Elevations	
CLIENT	
Mr G Doyle	
DRAWN BY	DATE
Gareth Owen	02.07.20
SCALE (@A3)	PROJECT NO.
As indicated	GD01
DRAWING NO.	REV
A117	A
GO CONCEPT DESIGNS, 8 DARWIN RD, PORT TALBOT, SA12 6BT	
gareth@goconceptdesigns.co.uk	



1

3D Sketch

NOTES:



DRAWING STATUS

Planning

PROJECT

Plot 22 Varteg Fawr, Bryn

TITLE

3D Sketch with Garage

CLIENT

Mr G Doyle

DRAWN BY Gareth Owen	DATE 16.06.20
-------------------------	------------------

SCALE (@A3)	PROJECT NO. GD01
-------------	---------------------

DRAWING NO. A116	REV C1
---------------------	-----------

50 CONCEPT DESIGNS, 3 GARWAY RD, FERRY TALKBOT, SA13 9BT
gowe@owenconceptdesigns.co.uk

Video of Streetscene (taken 7/9/2020)

Page 38



Video 2 of Streetscene (taken 7/9/2020)



This page is intentionally left blank