

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

**Democratic Services
Gwasanaethau Democrataidd**

Chief Executive: K.Jones

Date: 27 August 2021

Dear Member,

PLANNING COMMITTEE - TUESDAY, 31ST AUGUST, 2021

Please find attached the following amendment sheet and presentation for consideration at the next meeting of the **Planning Committee - Tuesday, 31st August, 2021.**

Item

- a) Amendment Sheet and Presentation (Pages 3 - 48)

Yours sincerely

Tammie Davies

p.p Chief Executive

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PLANNING COMMITTEE

31st AUGUST 2021

AMENDMENT SHEET

<u>APPLICATION NO:</u> P2021/0226	<u>DATE:</u> 14/04/2021
PROPOSAL:	Construction of 137 dwellings and associated, roads, parking, landscaping and infrastructure
LOCATION:	Former Afan Lido Site and land to the South East, adjacent to Princess Margaret Way
APPLICANT:	Persimmon Homes West Wales
TYPE:	Full Plans
WARD:	Sandfields East

Foul Drainage issues / Dŵr Cymru Welsh Water Update

In response to comments from Members in relation to the current sewerage issues within the area, Dŵr Cymru Welsh Water has further reviewed the details submitted by the developer as part of the planning application, including their latest drainage strategy. They have confirmed that the applicant is proposing to connect to the 15 inch combined public sewer running along Channel View which ultimately drains to Newbridge Sewage Pumping Station (SPS) via the sewer located in Newbridge Road.

Through the planning consultation process Dŵr Cymru Welsh Water have assessed the sewerage network and considered the current and future surface water drainage arrangement for the sit, and has re-confirmed that they are satisfied that hydraulic capacity is available to accommodate the foul only flows from 137 dwellings proposed.

Turning to the operational performance of our sewerage system Dŵr Cymru Welsh Water are conscious that there have been flooding instances reported at Fairways and Acacia Avenue caused by issues on the downstream network leading to the SPS. However they have emphasised that *“any operational matters are for Welsh Water to address as the statutory sewerage undertaker and this is separate to the assessment of hydraulic capacity on their systems to accommodate new development as part of their role within the planning process”*.

“In short it is not appropriate to use the planning system to prevent new development occurring where the issues with the sewerage system relate to operational matters. Whilst Welsh Water seek to support new development wherever possible, their priority is on protecting their customers and the environment and we would not therefore support the communication of additional flows to their sewerage system through the planning process unless they were satisfied that hydraulic capacity existed”.

Having regard to the above, it is reiterated that there are no capacity issues arising from this development that would justify refusal of the application on such grounds. by

Amendments to Proposed Conditions

Following discussions with the applicant, the following amendments are recommended to the proposed conditions:

Condition 20 (Land Contamination)

The applicant has requested that the land contamination verification report refer to the two parcels of land that form this site as opposed to the entire site, which will allow each site to be verified independently so that one site can become occupied before the other. The Local Authority's Land Contamination Officer has raised no issues with splitting the verification conditions over 2 parts of the site. As such condition 20 is to be amended as follows:

- 20 **Prior to the first beneficial use of either part of the site (i.e. the site to North West of Channel View and the site to the South East of Channel View) as shown on drawing LP01 Site Location Plan**, a verification report which demonstrates the effectiveness of the agreed remediation works carried out in accordance with condition 6 shall have been submitted to and agreed in writing by the Local Planning Authority.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan.

Conditions 25, 26, 28 and 30: Removal of Permitted Development Rights

The applicant has queried conditions 25, 26, 28 and 30 which relate to removal of PD rights and gates. Following further review it is considered that the whole of the development would benefit from being 'open plan' (excluding the means of enclosures approved as part of this development), given the potential for such enclosures to have an adverse impact on visual amenity and highway safety, and thus require individual consideration through a planning application. Accordingly PD rights for means of enclosure will now incorporate the entire site, with condition 30 which relates to gates no longer be required. PD rights relating to extension and outbuildings will also be amended to only include visually prominent and restricted plots.

As such conditions 25, 26 and 28 are amended as follows:

- 25 Notwithstanding the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that order with or without modification), no buildings shall be erected on plots **17 to 19, 21 to 26, 52 to 64 and 101 to 119, 123 to 130, 133 and 134** other than those expressly authorised by this permission and identified on the approved drawings.

Reason:

In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for garages or outbuildings having regard to the particular layout and design of the development, residential amenity, and to accord with Policies BE1 and SC1 of the Neath Port Talbot Local Development Plan.

- 26 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that Order with or without modification), no fences, gates or walls (other than those expressly authorised by this permission) shall be erected forward of any wall of that dwelling house which fronts onto a highway, carriageway, shared driveway or footpath.

Reason:

In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for such enclosures having regard to the particular layout and design of the development, and to accord with Policies BE1 and SC1 of the Neath Port Talbot Local Development Plan.

- 28 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that Order with or without modification), there shall be no extension or external alteration to **Plots 52 to 64 and 101 to 119, 123 to 130, 133 and 134** hereby permitted without the prior grant of planning permission in that behalf.

Reason:

In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for extensions, having regard to the particular layout and design of the development and need to protect the amenity of nearby properties, and to accord with Policies BE1 and SC1 of the Neath Port Talbot Local Development Plan.

In addition, condition 30 is removed with subsequent conditions renumbered.

Additional Information

On request from Officers, Persimmon have submitted details of the pathways that cross the swale drainage feature along Princess Margaret Way, and have advised that while these were intended to be just a pathway, upon review they considered it was necessary to provide railings as a safety precaution.

As the LPA have not had the opportunity to consider the type of railing (and given the visual sensitivity of the site frontage) it is considered that condition 18 should be amended so that these railings can be considered alongside the railings that front Princess Margaret Way. As such condition 18 will be amended to the following:

18 Notwithstanding the submitted plans, prior to the first beneficial use of the development a scheme detailing the following shall be submitted to and approved in writing by the Local Planning Authority.

- a) the location and design of the 1.1m high wall and railings to be positioned along Princess Margaret Way and Channel View
- b) Details of the boundary around the external washing line area to plots 93-100
- c) Details of all retaining walls, including their finish
- d) Details of the solid brick facing wall along the Northern Boundary
- e) Details of the boundary along the sport pitch to the North East
- f) Details of the location and design of the railings along the swale crossings.**

The scheme as agreed shall be erected prior to the first beneficial occupation of each plot they are located on / **relate to**, and retained as such thereafter

Reason:

In the interest of visual amenity and to ensure compliance with Policy BE1 of the Neath Port Talbot Local Development Plan

Neighbour Comments Update

Eight neighbour comments have now been received, with the following additional comments being made:

- The adherence to the existing building line along Channel View.
- The shared access to the existing garage.
- The historic Bund.
- The siting of flats/apartments.
- Parking issues for the beach, existing football club and school.

In response it is noted that: -

- Details in relation to the building line along channel view have been addressed within the report.
- The access to 36 Channel view is at the end of a turning area and therefore should not be blocked. However if access was blocked to this dwelling it would be a matter for the police and not a planning matter.
- In relation to comments raised about a historical Bund (which was also raised at PAC), the applicant sought to address this at PAC and have amended plot 3 to ensure it is not constructed on this bund.
- In relation to flats being incorporated within the development, this has been addressed within the officer report, nevertheless the inclusion of flats are considered to be acceptable and will enhance the character and appearance from the area.
- In relation to car parking, this has been addressed in the officer's report



Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

Planning Committee

(Remote) 31st August 2021

Page 7



Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

<u>APPLICATION NO:</u> P2021/0226	<u>DATE:</u> 14/04/2021
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WARD:	Sandfields East



Page 9





Site Name	Date
Aberavon, Beachfront	06/01/2020

Client	Scale
Port Talbot	1:1250 @ A1 1:2500 @ A2

Working Title: Location Plan

Drawn by	Checked by	Approved by
AM	JP	JP

Plot Number	Planning Number
###	LP01

P2021/0226

Aerial Image of Site (April 2021)

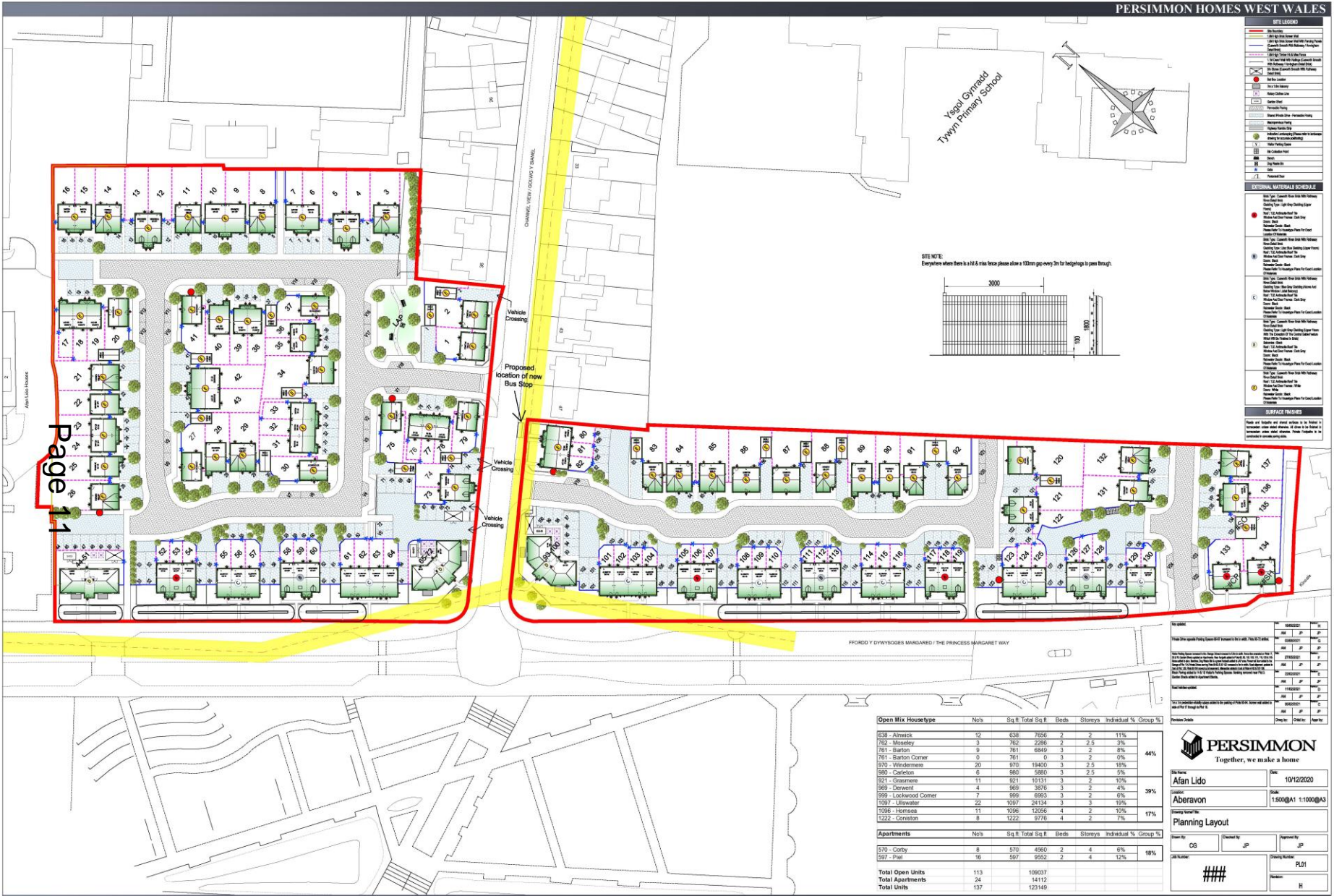
Legend

Page 10



300 m





SITE LEGEND

- Site Boundary
- 1st & 2nd Floor Slab
- 3rd Floor Slab
- 4th Floor Slab
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EXTERNAL MATERIAL SCHEDULE

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Page 11

Open Mix Housetype	No's	Sq Ft	Total Sq Ft	Beds	Storeys	Individual %	Group %
638 - Almack	12	638	7656	2	2	11%	44%
702 - Military	3	762	2286	3	2.5	3%	
761 - Barton	9	761	6849	3	2	9%	
761 - Barton Corner	0	761	0	3	2	0%	
975 - Windermere	20	975	19500	3	2.5	13%	
990 - Caeleion	6	990	5940	3	2.5	5%	
921 - Gwynnau	11	921	10131	3	2	10%	
969 - Denwest	4	969	3876	3	2	4%	
999 - Lockwood Corner	7	999	6993	3	2	6%	
1097 - Llanwaler	22	1097	24134	3	3	19%	
1096 - Almack	13	1096	12256	4	2	13%	17%
1222 - Coniston	8	1222	9776	4	2	7%	
Apartments	No's	Sq Ft	Total Sq Ft	Beds	Storeys	Individual %	Group %
570 - Corby	8	570	4560	2	4	6%	18%
557 - Fiat	16	567	9552	2	4	12%	
Total Open Units	113		109037				
Total Apartments	24		14112				
Total Units	137		123149				

Plan No: 1500@A1 1:1000@A3

Date: 10/12/2020

Client: Aberavon

Project Name: Planning Layout

Scale: 1:1000@A1 1:1000@A3

Author: CG

Checked by: JP

Approved by: JP

Project Code: 00000000

Sheet No: 11 of 11

Revision: 1

Drawn by: CG

Checked by: JP

Approved by: JP

Project Code: 00000000

Sheet No: 11 of 11

Revision: 1

PLOTS 44 - 72

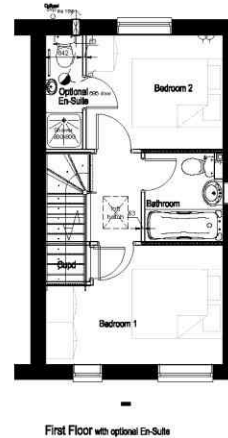
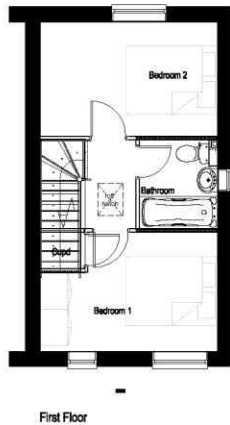
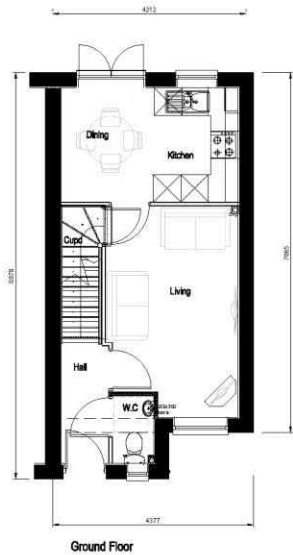
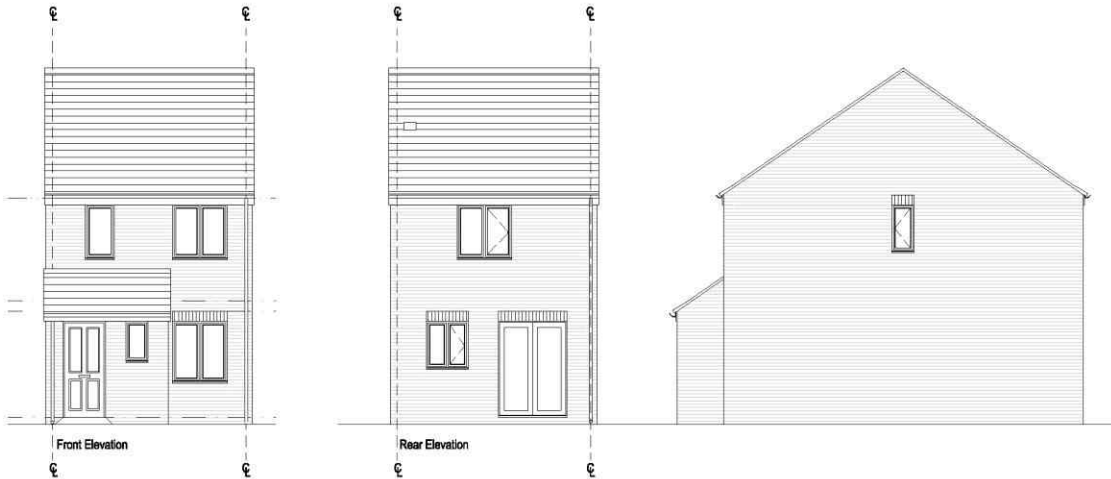


PLOTS 93 - 119



PLOTS 123 - 134





- Rev A - Depth of house increased to 12.11.13 MFR
- Rev B - Balcony added to W/C/Dry Room
- Rev C - Bedroom 1 window height corrected on section 100104 MFR
- Rev D - Downer and stairs added to front porch 100110 MFR
- Rev E - 3x6mb glass window added in lieu of 4x4x6 glass 100110 MFR
- Rev F - 3x6mb glass window removed 100110 MFR
- Rev G - 3x6mb glass window removed 100110 MFR
- Rev H - 3x6mb glass window removed 100110 MFR
- Rev I - 3x6mb glass window removed 100110 MFR
- Rev J - 3x6mb glass window removed 100110 MFR
- Rev K - 3x6mb glass window removed 100110 MFR
- Rev L - 3x6mb glass window removed 100110 MFR
- Rev M - 3x6mb glass window removed 100110 MFR
- Rev N - 3x6mb glass window removed 100110 MFR
- Rev O - 3x6mb glass window removed 100110 MFR
- Rev P - 3x6mb glass window removed 100110 MFR
- Rev Q - 3x6mb glass window removed 100110 MFR
- Rev R - 3x6mb glass window removed 100110 MFR
- Rev S - 3x6mb glass window removed 100110 MFR

PERSIMMON HOMES

638sqft	
The Alnwick	02.05.13
AN-WD10	50@A1 100@A3
Plans & Elevations (Planning)	
	PO638P
	Rev S



Front Elevation



Side Elevation

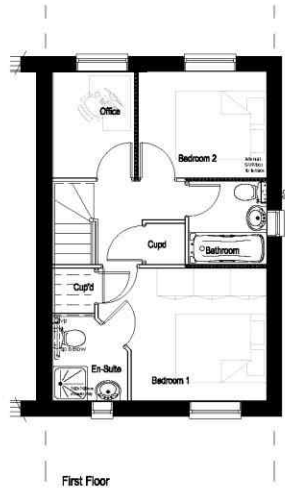


Rear Elevation

Page 1



Ground Floor



First Floor

PERSIMMON
HOMES



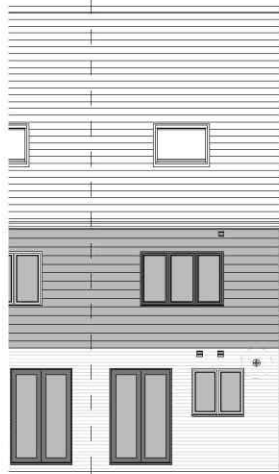
HouseType 0781	Date 250818
Sales Name Barton	
Checker/Designer HB-WD10	50@A1, 100@A3

Plans & Elevations (Planning)

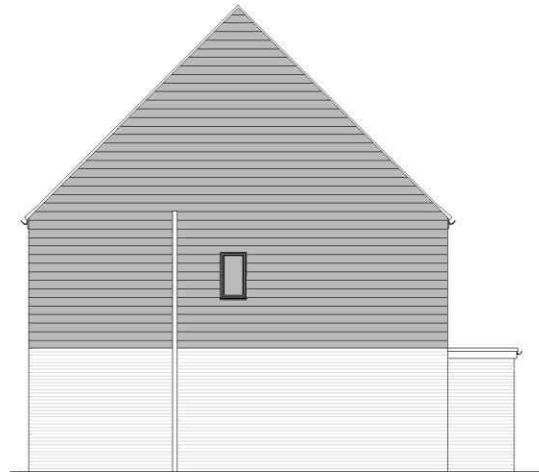
	Formerly
	Rev E



Front Elevation

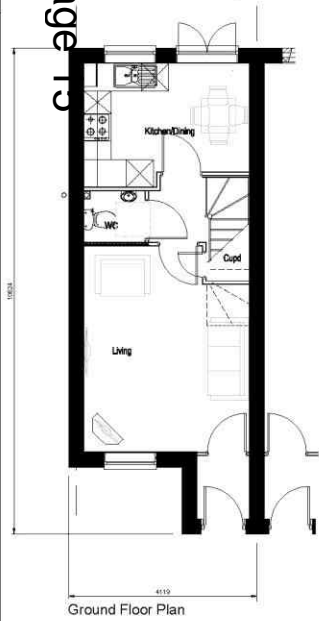


Rear Elevation

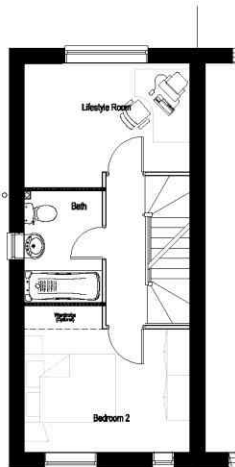


Side Elevation

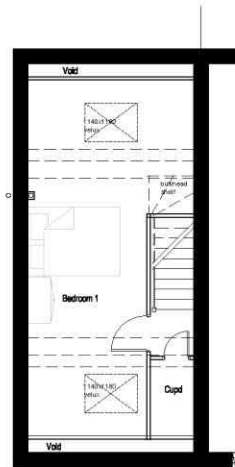
Page 13



Ground Floor Plan



First Floor Plan



Second Floor

**PERSIMMON
HOMES**



House type	Site
0980	250818
Series Name	
Carlton	
Plotting Number	
ST-WD017	50Q/A1 100/A3

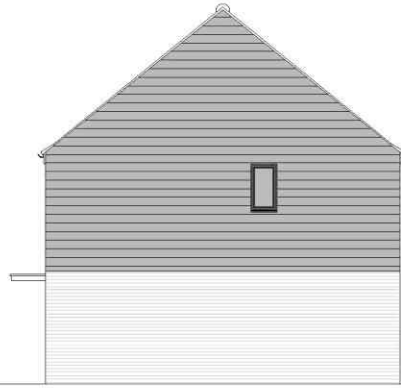
Plans & Elevations Contemp (Planning)

Formerly
Rev A

For Weatherboarding Colour
Please Refer To Site Layout



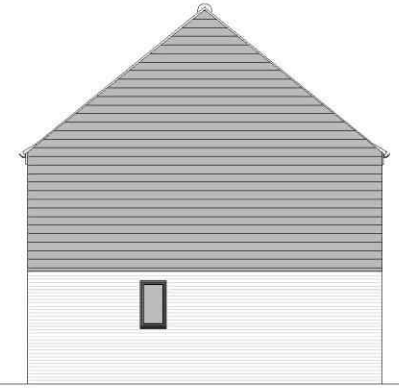
Front Elevation



Side Elevation

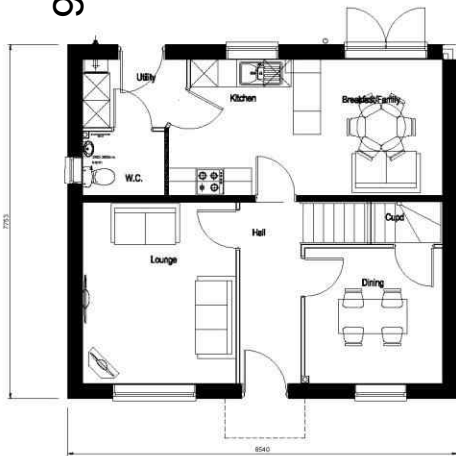


Rear Elevation

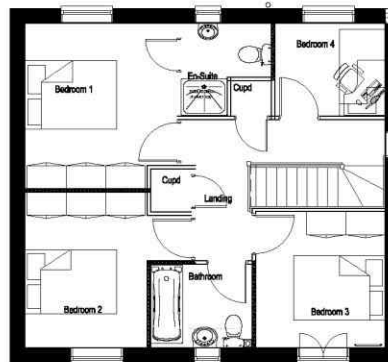


Side Elevation

Page 16



Ground Floor Plan.



First Floor Plan.

**PERSIMMON
HOMES**



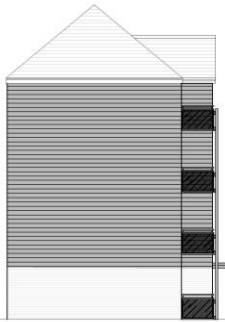
House No 1222	Date 25/5/18
Site Name Coniston	
Drawing Number CD-WD17+	50@A1 100@A3

Plans & Elevations Contemp+(Planning)	
Formerly	
Rev J	

For Weatherboarding Colour
Please Refer To Site Layout



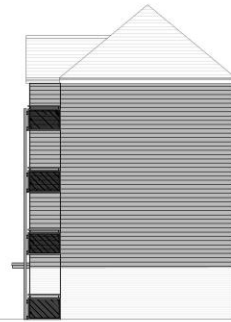
Corby Front Elevation Balcony Front Elevation Corby Front Elevation



Corby Side Elevation

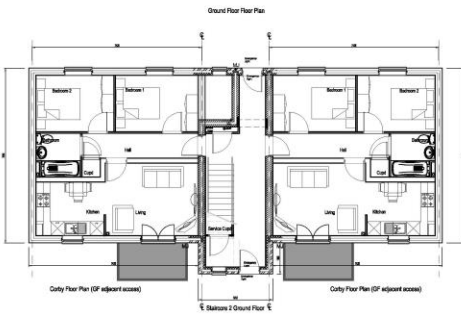


Corby Rear Elevation Balcony Rear Elevation Corby Rear Elevation

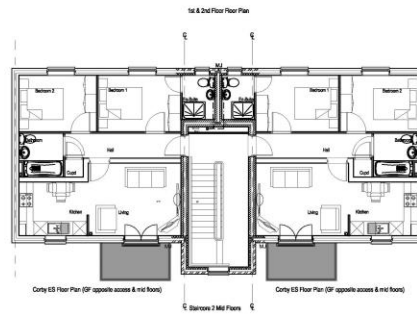


Corby Side Elevation

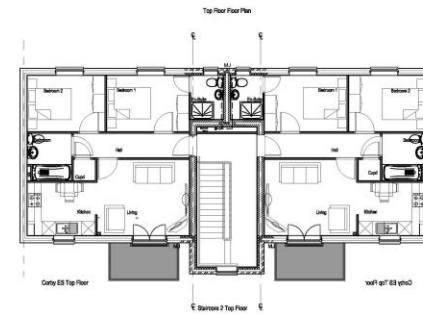
Page 17



Corby Floor Plan (OP adjacent access) Corby Floor Plan (OP adjacent access)



Corby 1st Floor Plan (OP opposite access & mid rooms) Corby 2nd Floor Plan (OP opposite access & mid rooms)



Corby 3rd Floor Plan Corby 3rd Floor Plan

Client Name	10000000	C
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Site Name	Afan Lido	Date	29/07/2020
Location	Aberavon	Scale	1:100 @ A1 1:200 @ A3
Corby Planning Elevations			
Drawn By	CG	Checked By	JP
Approved By		Approved By	JP
Job Number	###	Drawing Number	CPE01
		Revision	C

For Weatherboarding Colour
Please Refer To Site Layout



Front Elevation

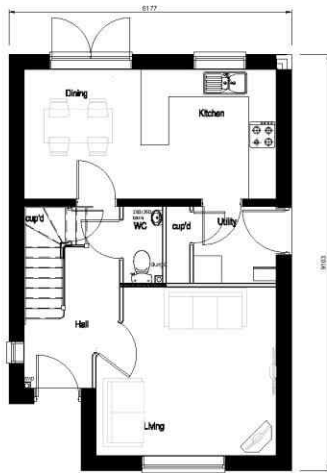


Rear Elevation

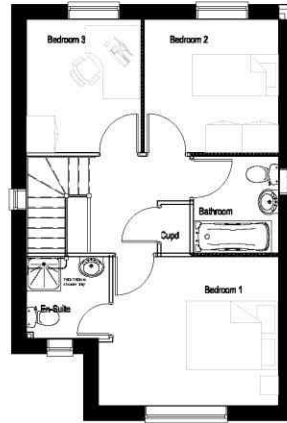


Side Elevation

Page 18



Ground Floor Plan



First Floor Plan

**PERSIMMON
HOMES**



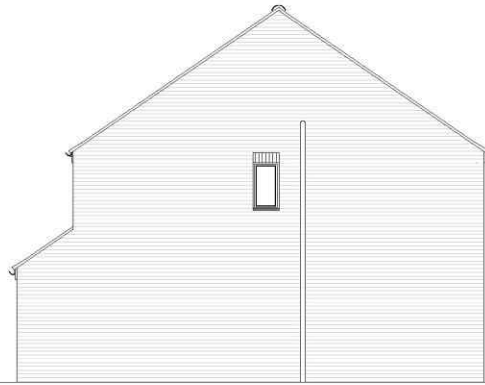
HouseType 0989	Site 250518
Sales Name Derwent	
Drawing Number HT-WD10	50@A1, 100@A3

Plans & Elevations (Planning)

Formerly
Rev 0



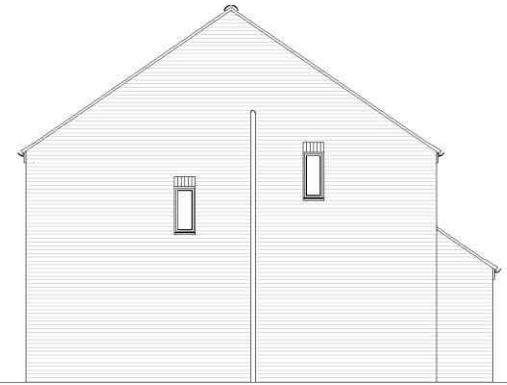
Front Elevation



Side Elevation

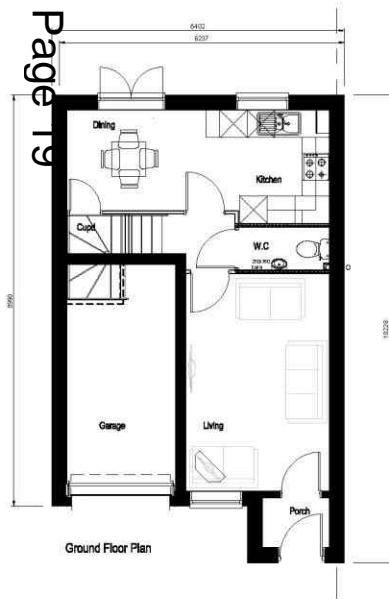


Rear Elevation

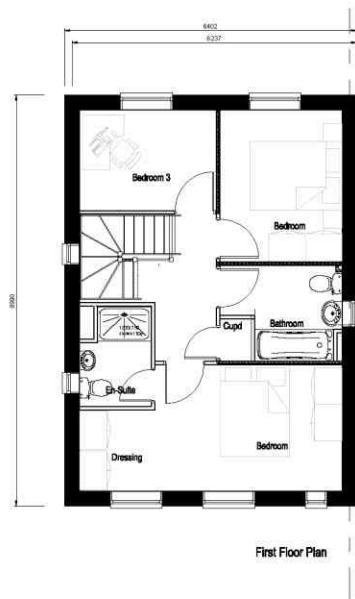


Side Elevation

Page 19



Ground Floor Plan



First Floor Plan

Rev A - M1's rev's, BJR added for concrete brick 310510MR
 Rev B - L22 fire detect on (for AD B 2019 sites) 210715MR
 Rev C - french doors split evenly unless M&C 150520MR
 Rev D - Generic fire stopping locations added 100620MS
 Rev E - porch inter note added 120620MR

**PERSIMMON
 HOMES**



HouseType 0921	Date 250616
Sales Name Grasmere	
Product Identifier CT-WD10	500JA1 1000JAS

Plans & Elevations (Planning)

Formally	
Rev E	



Front Elevation



Side Elevation

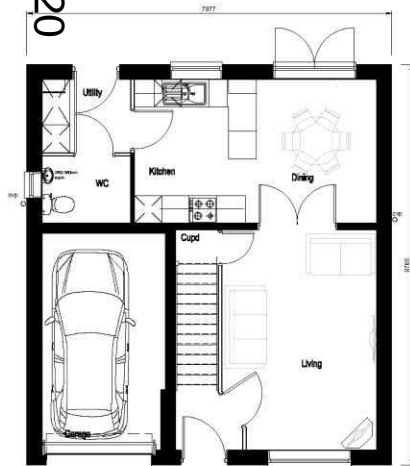


Rear Elevation

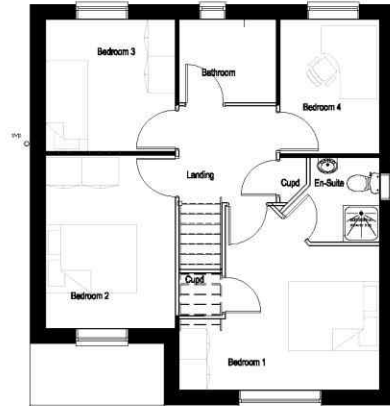


Side Elevation

Page 20



Ground Floor Plan



First Floor Plan

**PERSIMMON
HOMES**



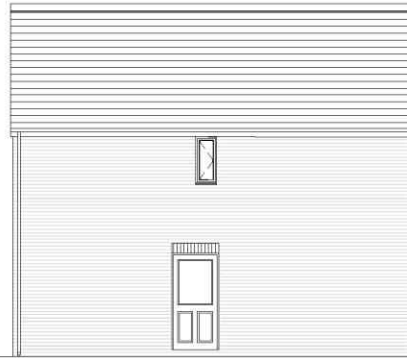
House Type 1096	Date 280518
Sales Name Hornsea	
Drawing Number RS-WD10	500@A1, 1000@A3

Plans & Elevations (Planning)

Formerly	
Rev E -	



Front Elevation



Rear Elevation



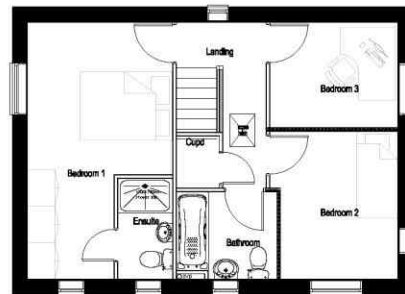
Side Elevation



Side Elevation



Ground Floor Plan.



First Floor Plan.

**PERSIMMON
HOMES**



HouseType 0999 (Corner)	Date 25/08/18
Sales Name Lockwood	
Drawing Number CCA-WD10	5/2/A1, 100/A3

Plans & Elevations (Planning)

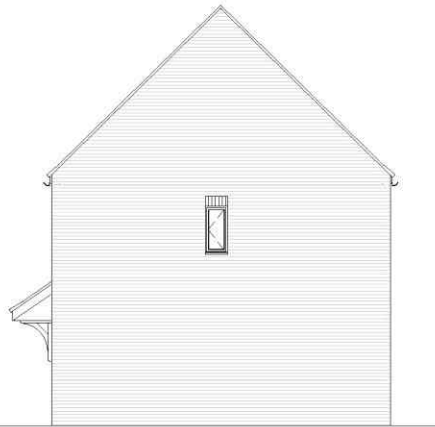
Formerly	
Rev E	



Front Elevation



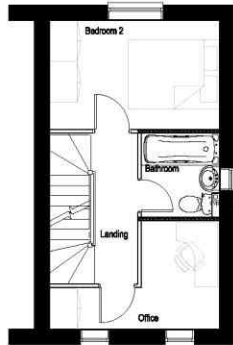
Rear Elevation



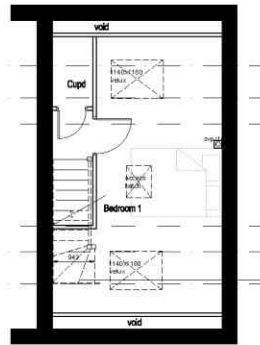
Side Elevation



Ground Floor



First Floor



Second Floor

PERSIMMON
HOMES



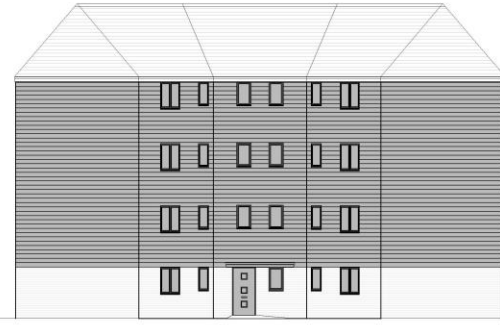
762 sqft	
Moseley	080612
MS-WD10	50@A1, 100@A3
Plans & Elevations (Planning)	
	P07827
	Rev AA



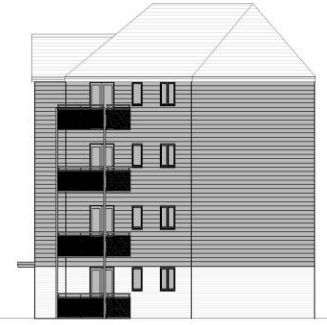
Piel Fringe Elevation Staron Front Elevation Piel Fringe Elevation



Piel Side Elevation

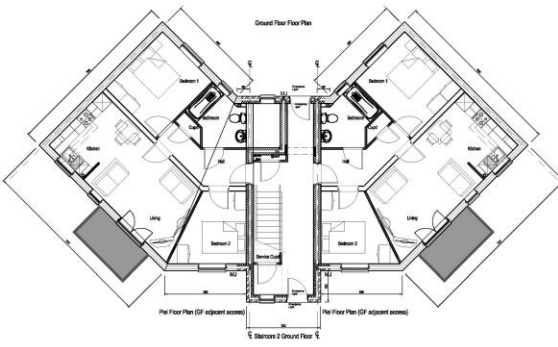


Piel Side Staircase Elevation Piel Side

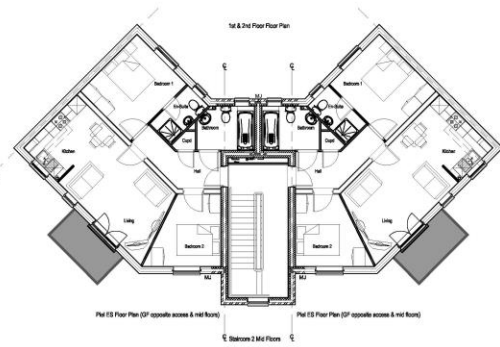


Piel Side Elevation

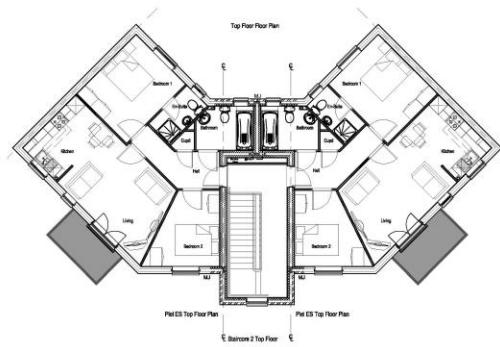
Page 23



Ground Floor Plan Piel Floor Plan (SF adjacent access) Piel Floor Plan (SF adjacent access) Staircase 2 Ground Floor



1st & 2nd Floor Plan Piel 1st Floor Plan (SF opposite access & mid floor) Piel 2nd Floor Plan (SF opposite access & mid floor) Staircase 2 Mid Floor



Top Floor Plan Piel 1st Top Floor Plan Piel 2nd Top Floor Plan Staircase 2 Top Floor

Author/Checker:	CG/JP	Scale:	1:100
Designer/Architect:	CG/JP	Client:	PERSIMMON
Project Name:	Aberavon	Project No.:	1:100@A1 1:200@A3
Revision/Date:	CG/JP	Drawn By:	CG/JP

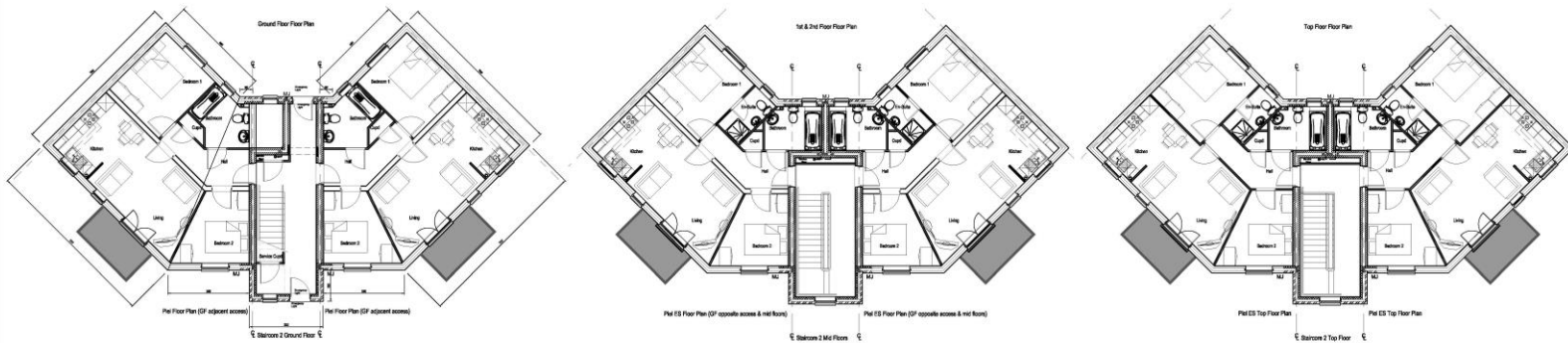


Site Name:	Afan Lido	Date:	29/07/2020
Location:	Aberavon	Scale:	1:100@A1 1:200@A3
Drawing Name: Piel Planning Elevations			
Drawn By:	CG	Checked By:	JP
Drawn By:	CG	Approved By:	JP
Job Number:	###	Drawing Number:	PEE11
Revision:		Scale:	C

For Weatherboarding Colour
Please Refer To Site Layout



Page 24



Project Name		Client No	Client Ref	Year Ref
Site Name		Date		
Location		Scale		
Drawing Name/No		Drawing Number		
Drawn By	Checked By	Approved By		
AM	JP	JP		
Job Number	Drawing Number		Revision	
###	PPE02		#	



For Weatherboarding Colour
Please Refer To Site Layout



SITE LEGEND

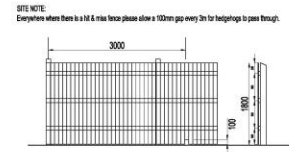
- Site Boundary
- 1st & 2nd Floor Slab
- 3rd Floor Slab
- 4th Floor Slab
- 5th Floor Slab
- 6th Floor Slab
- 7th Floor Slab
- 8th Floor Slab
- 9th Floor Slab
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EXTERNAL MATERIAL SCHEDULE

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SURFACE FINISHES

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- 100. External Wall



Page 25

Open Mix Housetype	No's	Sq ft	Total Sq ft	Beds	Storeys	Individual %	Group %
638 - Almack	12	638	7656	2	2	11%	44%
702 - Military	3	762	2286	2	2.5	3%	
761 - Barton	9	761	6849	3	2	9%	
761 - Barton Corner	0	761	0	3	2	0%	
970 - Windermere	20	970	19400	3	2.5	13%	39%
990 - Caeleion	6	990	5940	3	2.5	5%	
921 - Gwynnau	11	921	10131	3	2	10%	
969 - Denwest	4	969	3876	3	2	4%	
999 - Lockwood Corner	7	999	6993	3	2	6%	17%
1097 - Llanwaler	22	1097	24134	3	3	19%	
1096 - Arnamack	13	1096	12256	4	2	10%	
1222 - Coniston	8	1222	9776	4	2	7%	
Apartments	No's	Sq ft	Total Sq ft	Beds	Storeys	Individual %	Group %
570 - Corby	8	570	4560	2	4	6%	18%
557 - Inist	16	567	9052	2	4	12%	
Total Open Units	113		109037				
Total Apartments	24		14112				
Total Units	137		123149				

PERSIMMON
Together, we make a home

Afan Lido Date: 01/06/2021

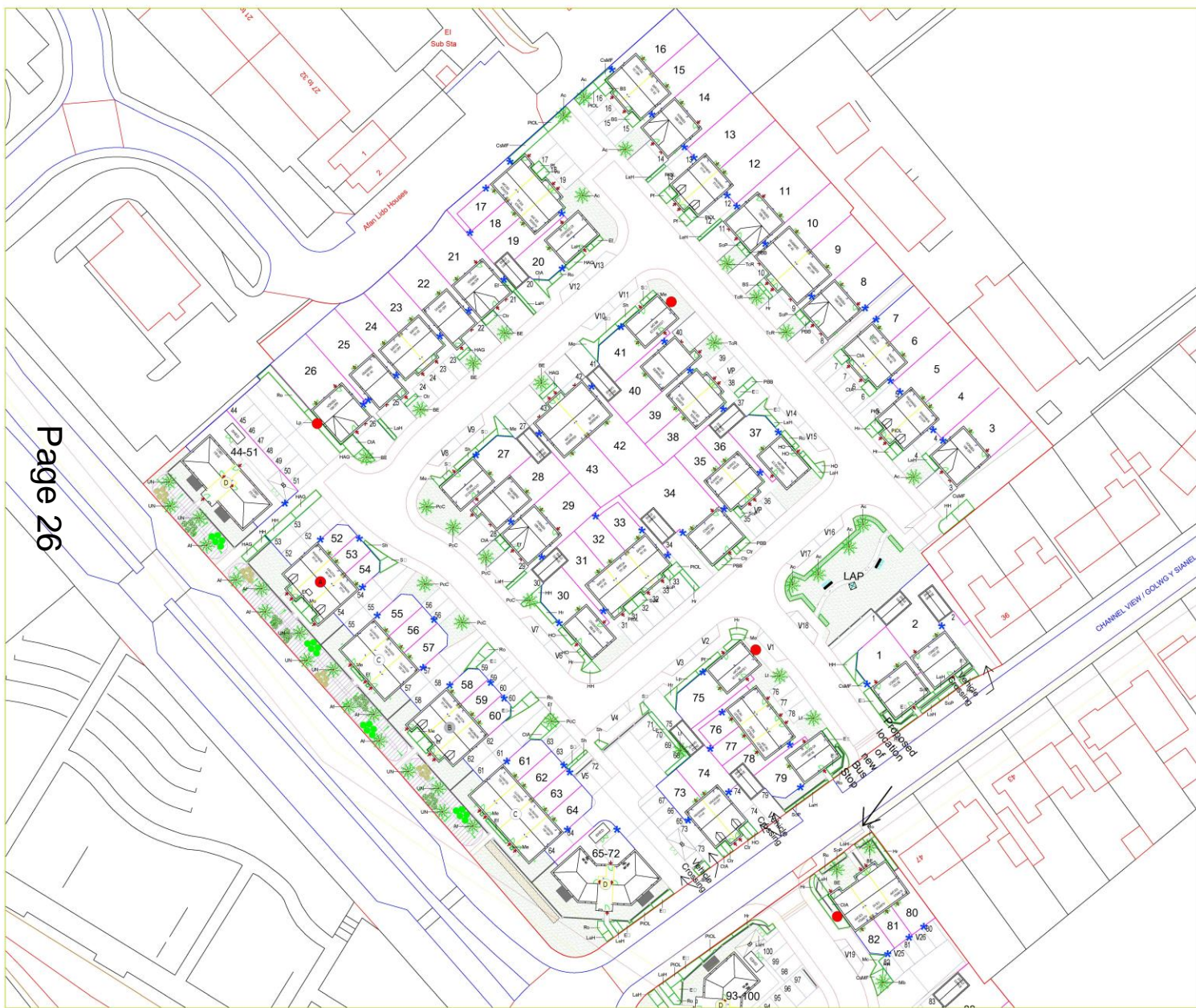
Aberavon Scale: 1:500@A1 1:1000@A3

Boundary Treatment Plan

Drawn by: AM, Checked by: JP, Approved by: JP

Project Number: BTP-01

Revision: B



SOFT LANDSCAPE KEY:

- PROPOSED TREE PLANTING (Refer to plant schedule for species / densities)
- PROPOSED SHRUB PLANTING (Refer to plant schedule for species / densities)
- PROPOSED GRASS AREAS (Rotaxen Medallion)
- PROPOSED BULB PLANTING (Refer to plant schedule for species / densities)
- PROPOSED WILDFLOWER PLANTING (Heritage Sandy Soils 100: Wildflower Seed Mix)

PLANT SCHEDULES

ORNAMENTAL TREE PLANTING

ABBVY	SPECIES	DENSITY	HEIGHT	ROOT	COND	POST	SOIL/TOL
AC	Acer pseudoplatanus	12-18m	ROOTL	LEV	-	-	-
AF	Alexander's magnolia	15-20m	ROOTL	LEV	-	-	-
BE	Bechtold's magnolia	12-18m	ROOTL	LEV	-	-	-
BL	Betula pubescens	12-18m	ROOTL	LEV	-	-	-
BR	Buddleia davidii	10-15m	ROOTL	LEV	-	-	-
CD	Cornus alba	10-15m	ROOTL	LEV	-	-	-
CR	Crataegus monogyna	10-15m	ROOTL	LEV	-	-	-
DI	Dryopteris aduncifolia	12-18m	ROOTL	LEV	-	-	-
LI	Liquidambar styraciflua	12-18m	ROOTL	LEV	-	-	-
MA	Malus domestica	12-18m	ROOTL	LEV	-	-	-
PC	Pinus nigra	12-18m	ROOTL	LEV	-	-	-
TUL	Tulipa	12-18m	ROOTL	LEV	-	-	-
UN	Ulmus	12-18m	ROOTL	LEV	-	-	-

SHRUB / GRASS PLANTING

ABBVY	SPECIES	DENSITY	HEIGHT	ROOT	COND	POST	SOIL/TOL
BE	Betula	4-6m	10-15m	CON	-	-	-
CD	Cornus	3-5m	10-15m	CON	-	-	-
CR	Crataegus	3-5m	10-15m	CON	-	-	-
DI	Dryopteris	3-5m	10-15m	CON	-	-	-
LI	Liquidambar	3-5m	10-15m	CON	-	-	-
MA	Malus	3-5m	10-15m	CON	-	-	-
PC	Pinus	3-5m	10-15m	CON	-	-	-
UN	Ulmus	3-5m	10-15m	CON	-	-	-
BE	Betula	3-5m	10-15m	CON	-	-	-
CD	Cornus	3-5m	10-15m	CON	-	-	-
CR	Crataegus	3-5m	10-15m	CON	-	-	-
DI	Dryopteris	3-5m	10-15m	CON	-	-	-
LI	Liquidambar	3-5m	10-15m	CON	-	-	-
MA	Malus	3-5m	10-15m	CON	-	-	-
PC	Pinus	3-5m	10-15m	CON	-	-	-
UN	Ulmus	3-5m	10-15m	CON	-	-	-

BULB PLANTING

ABBVY	SPECIES	DENSITY	HEIGHT	ROOT	COND	POST	SOIL/TOL
AC	Acer	-	10-15m	-	-	-	-
AF	Alexander's magnolia	-	15-20m	-	-	-	-
BE	Bechtold's magnolia	-	12-18m	-	-	-	-
BL	Betula	-	12-18m	-	-	-	-
BR	Buddleia	-	10-15m	-	-	-	-
CD	Cornus	-	10-15m	-	-	-	-
CR	Crataegus	-	10-15m	-	-	-	-
DI	Dryopteris	-	12-18m	-	-	-	-
LI	Liquidambar	-	12-18m	-	-	-	-
MA	Malus	-	12-18m	-	-	-	-
PC	Pinus	-	12-18m	-	-	-	-
UN	Ulmus	-	12-18m	-	-	-	-

- SUDDEN FEATURE PLANTING**
- Calluna vulgaris (40-60 cm containerised - density as shown)
 - Deschampsia cespitosa (40-60 cm containerised - density as shown)
 - Mentha sylvestris (40-60 cm containerised - density as shown)

SHEET 1 OF 2

NOTE:

Proposed ornamental trees to be set at a minimum of 1m back from cartways where possible. Where this is not possible, trees to be planted with Greenfibre Urban root barriers.

This drawing was produced at 1:250 @ A3 and is a colour drawing. Do not rely on individual or manufacturer's copies.

D: []
 A: []
 TDA
 14/05/2025
 TDA
 14/05/2025
 14/05/2025
 14/05/2025

CLIENT: PERSIMMON HOMES WEST WALES

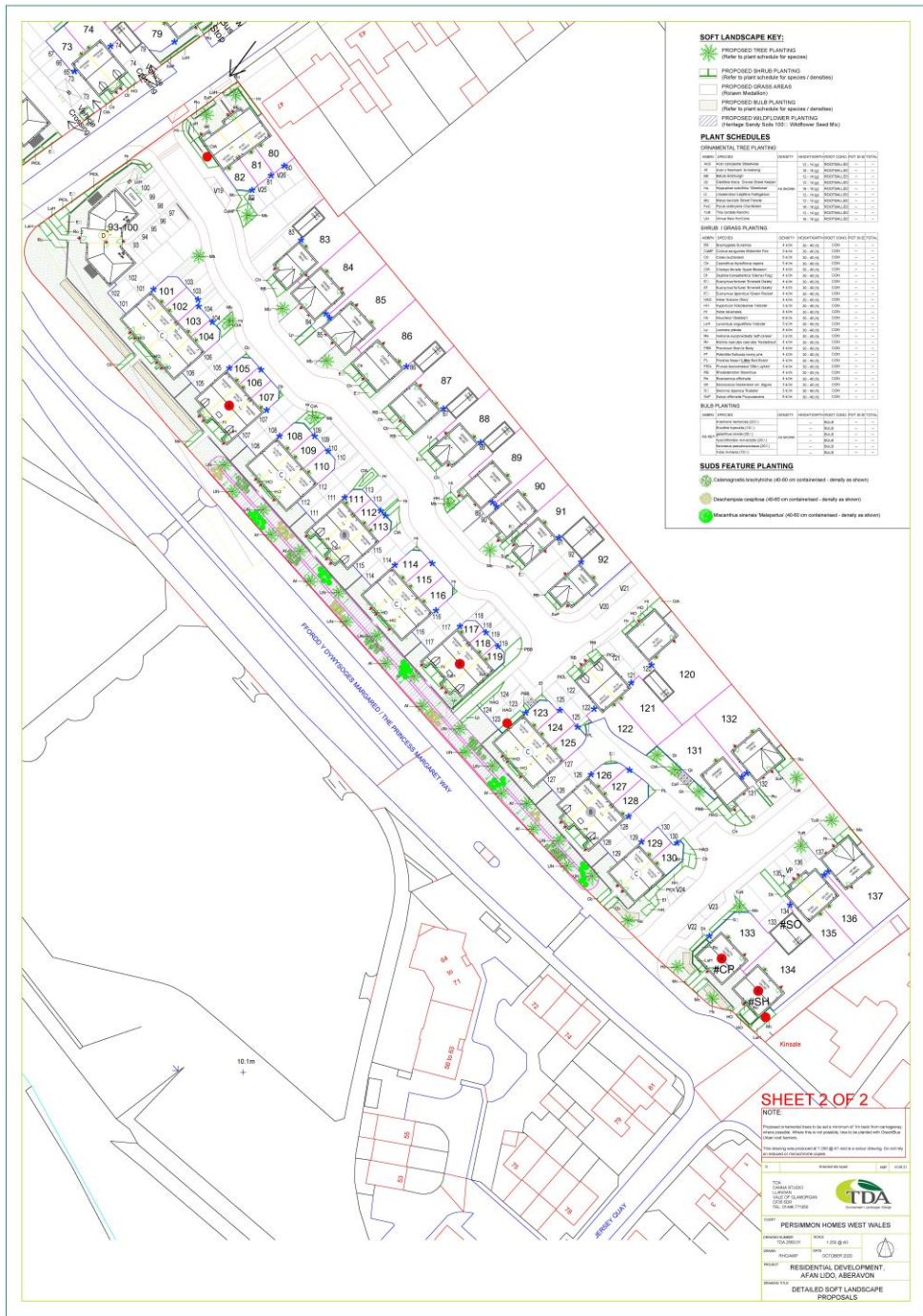
DRAWING NUMBER: PTD/000011

SCALE: 1:250 @ A3

DATE: OCTOBER 2025

TITLE: RESIDENTIAL DEVELOPMENT, AFAN LIDO, ABERAVON

DETAILED SOFT LANDSCAPE PROPOSALS







Page 29



Page 30





Page 31









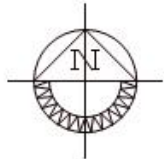




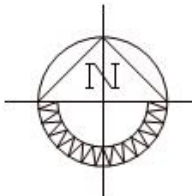
<u>APPLICATION NO:</u> P2021/0567	<u>DATE:</u> 07/06/2021
PROPOSAL:	Change of use from a Dwellinghouse (C3) to a children's home (C2)
LOCATION:	4 Dalrymple Street, Aberavon, Port Talbot, SA12 6DY
APPLICANT:	Mr Simon Bujega - Bespoke Care Group Ltd
TYPE:	Full Plans
WARD:	Aberavon



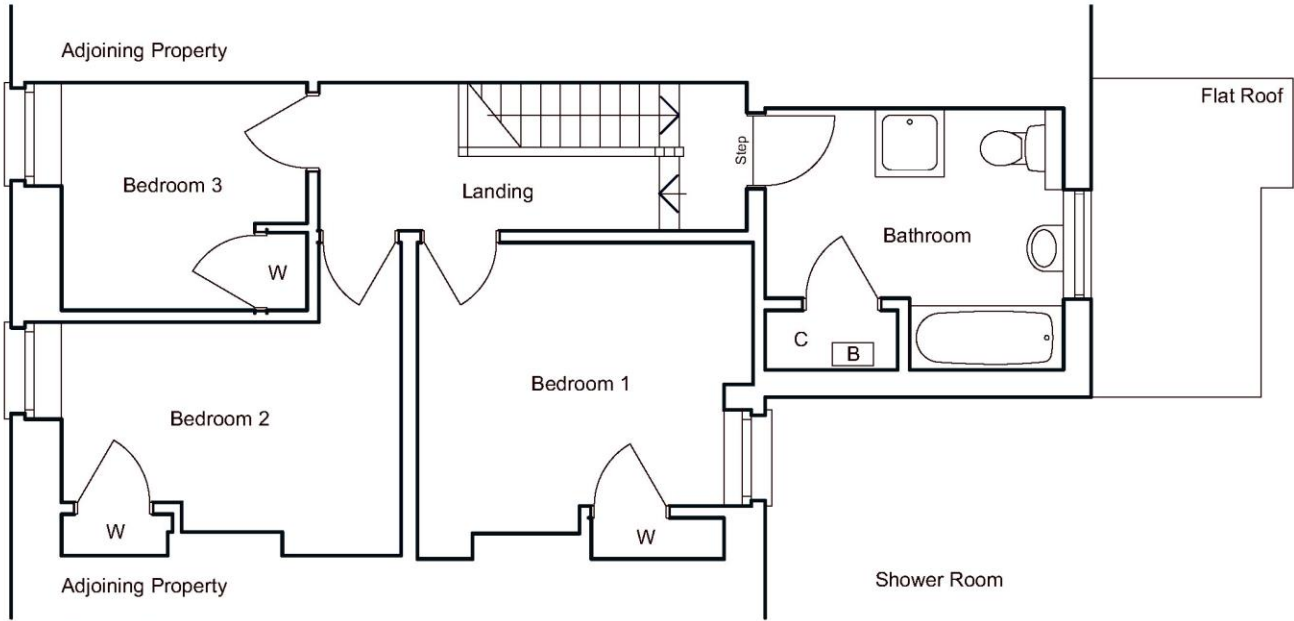
Page 37



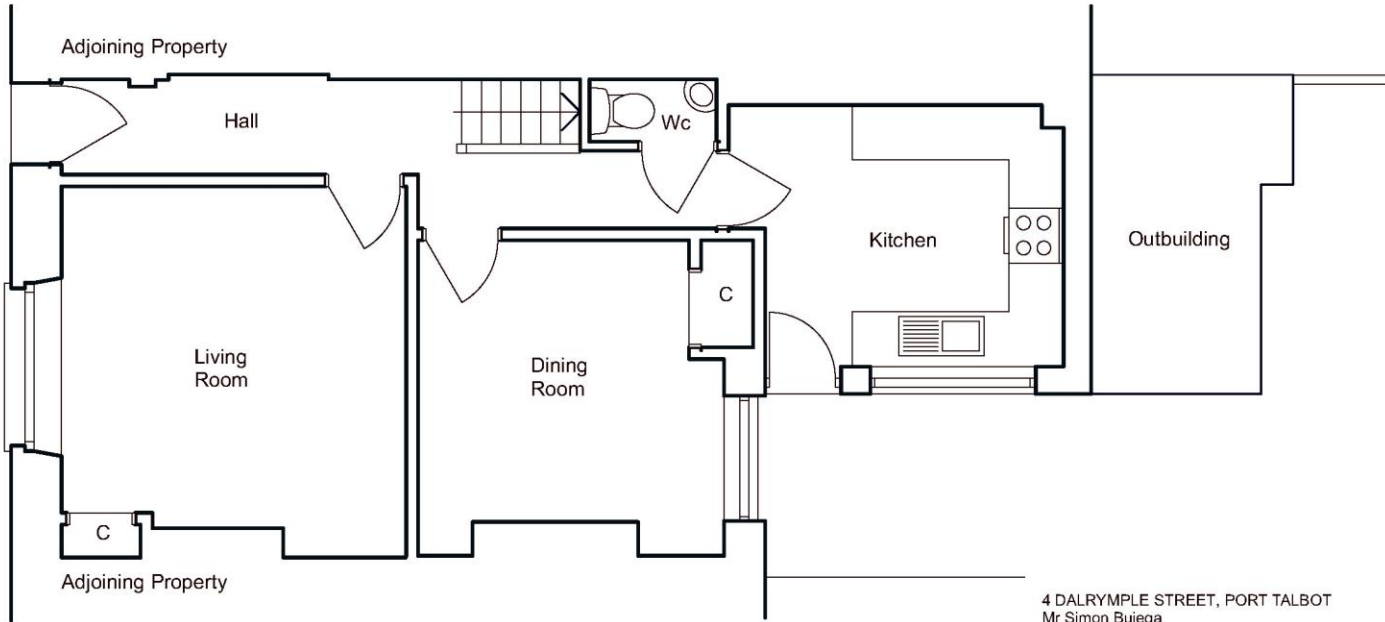
<p>4 DALRYMPLE STREET, PORT TALBOT Mr Simon Bujega</p>	<p>2115-01 1:1250 @ A4</p>	
<p>SCHEME DESIGN: Location Plan</p>	<p>May 2021</p>	



<p>4 DALRYMPLE STREET, PORT TALBOT Mr Simon Bujega</p>	<p>2115-04 1:500 @ A4</p>	
<p>SCHEME DESIGN: Proposed Block Plan</p>	<p>May 2021</p>	

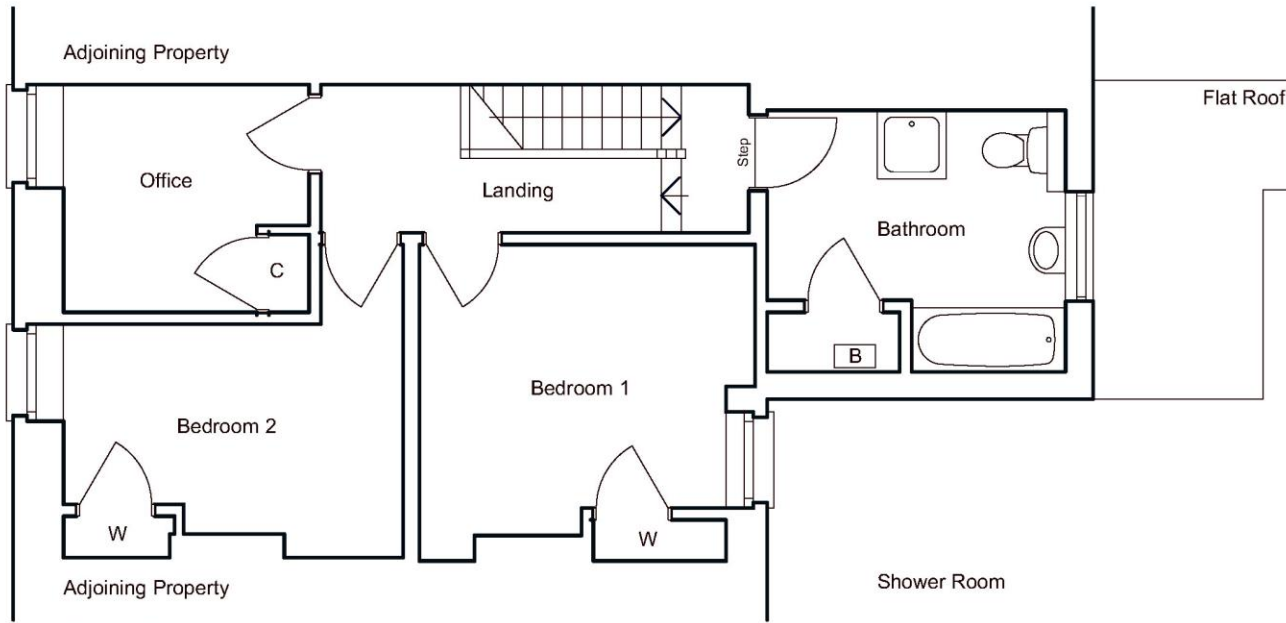


First Floor Plan

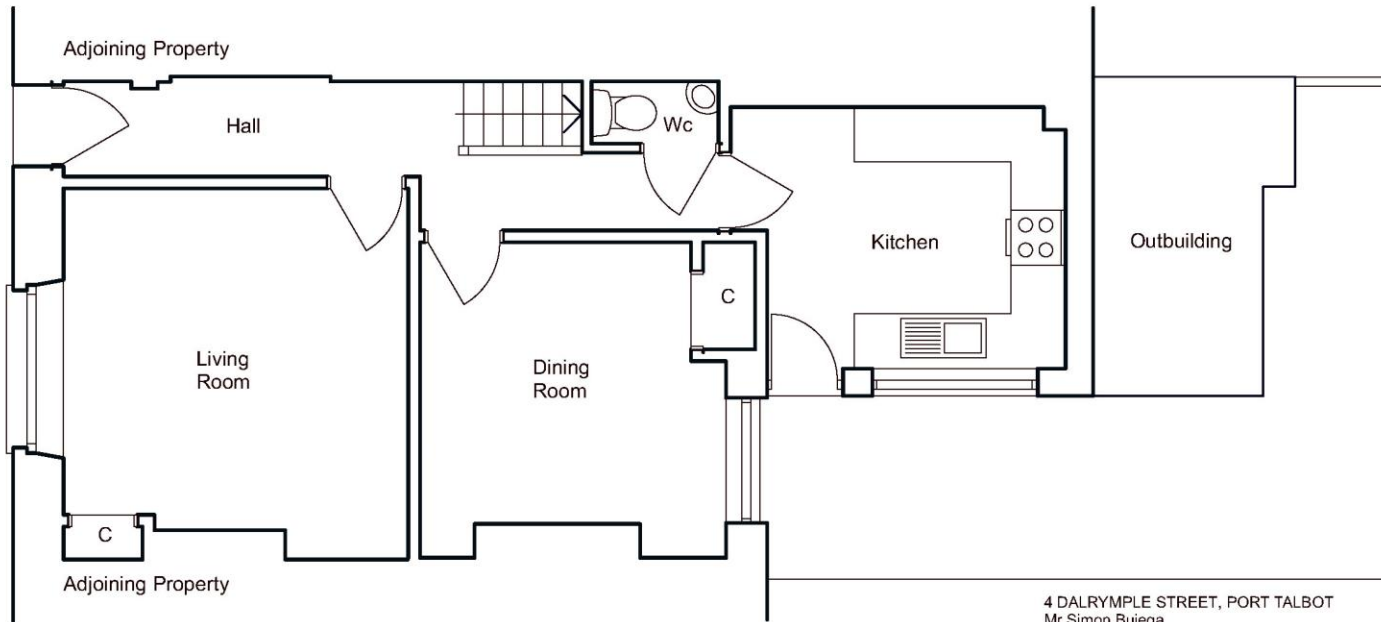


Ground Floor Plan





First Floor Plan



Ground Floor Plan





Page 40

4 Dalrymple St

Google Earth



Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

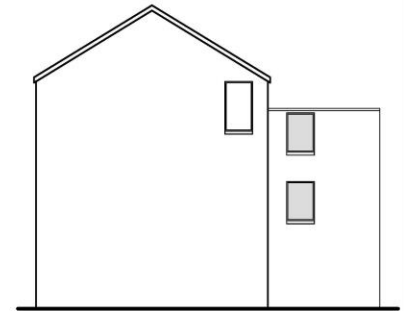
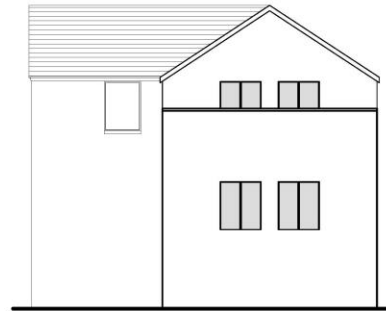
<u>APPLICATION NO:</u> P2021/0584	<u>DATE:</u> 07/06/2021
PROPOSAL:	Change of Use of First & Second Floors from Offices to Emergency Refuge Accommodation
LOCATION:	49 Talbot Road, Port Talbot, SA13 1HN
APPLICANT:	DGP Properties
TYPE:	Full Plans
WARD:	Port Talbot



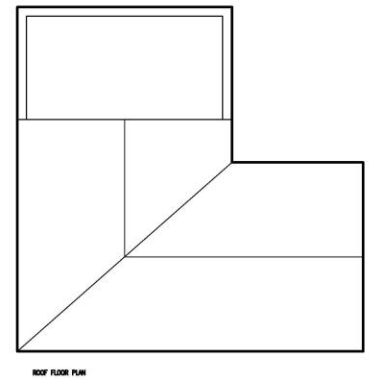
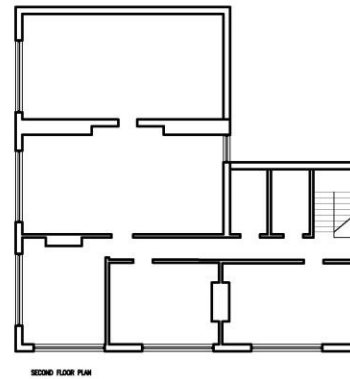
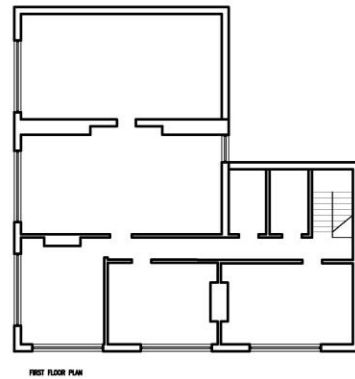
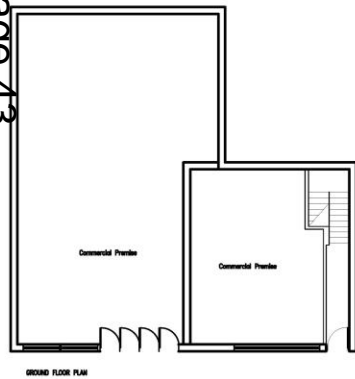
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SITE LOCATION PLAN



Page 43



GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

ROOF FLOOR PLAN



No. REVISION	By	Date

No. REVISION	By	Date

NOTES

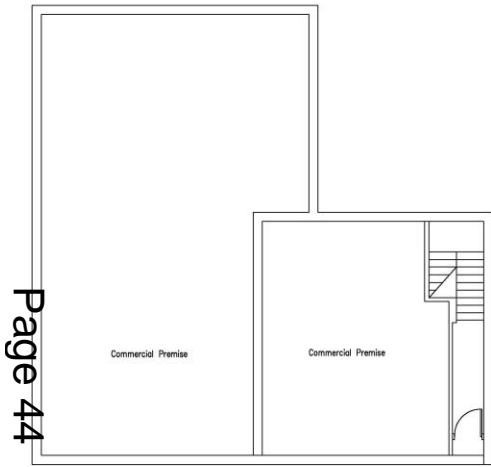
1. Do not scale from this drawing take figured dimensions only.
2. Dimensions are in millimeters unless otherwise stated.
3. All dimensions to be checked on site.

STAGE

PLANNING

Client:
DGP PROPERTIES LTD

Job Title: Conversion of Former Building into Residential Flats			
Drawing Title: Existing Elevations & Floor Plans			
Job No: 20/080	Drawing No: 300	Rev: /	Drawn By: M.M Date: Dec '20
Checked By: M.M		Date: Dec '20	
Approved By: M.M		Date: Dec '20	
Scale: 1:200		Email: planning@mmdesignconsult.com	



Ground Floor
1:75



First Floor
1:75



First Floor
1:75

Page 44

Revision	Description	Date

PLANNING

SAURO
ARCHITECTURAL DESIGN

SAURO ARCHITECTURAL DESIGN LTD
9 ELLISTON TERRACE,
CARMARTHEN, SA31 1HA
Tel: (01557) 233 884
Email: design@sauro.co.uk
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Client
Mr D Phillips

Project Title
**Change of use application
49 Talbot Road, Talbach, Port Talbot
SA131HN**

Drawing Title
Proposed floor plans

Scale	Sheet Size
1:75	A1

Date	Drawn by	Checked by
06/05/2021	01	01

Job No.	Drawing No.	Revision
1055	01	A



Page 45

First Floor
1:75



First Floor
1:75





Page 47

49 Talbot Rd

Google Earth

1985

51°35'25.32" N 3°46'40.01" W elev 7 m eye alt 76 m



Page 48

49 Talbot Rd

Google Earth



1985

51°35'25.59" N 3°46'40.25" W elev 7 m eye alt 76 m