

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

**Democratic Services
Gwasanaethau Democrataidd**

Chief Executive: K.Jones

Date: 15 February 2022

Dear Member,

PLANNING COMMITTEE - TUESDAY, 15TH FEBRUARY, 2022

Please find attached the following Presentation for consideration at the next meeting of the **Planning Committee - Tuesday, 15th February, 2022.**

Item

- a) Presentation (Pages 3 - 24)

Yours sincerely

Tammie Davies

p.p Chief Executive

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Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

Planning Committee (Remote) 15th February 2022

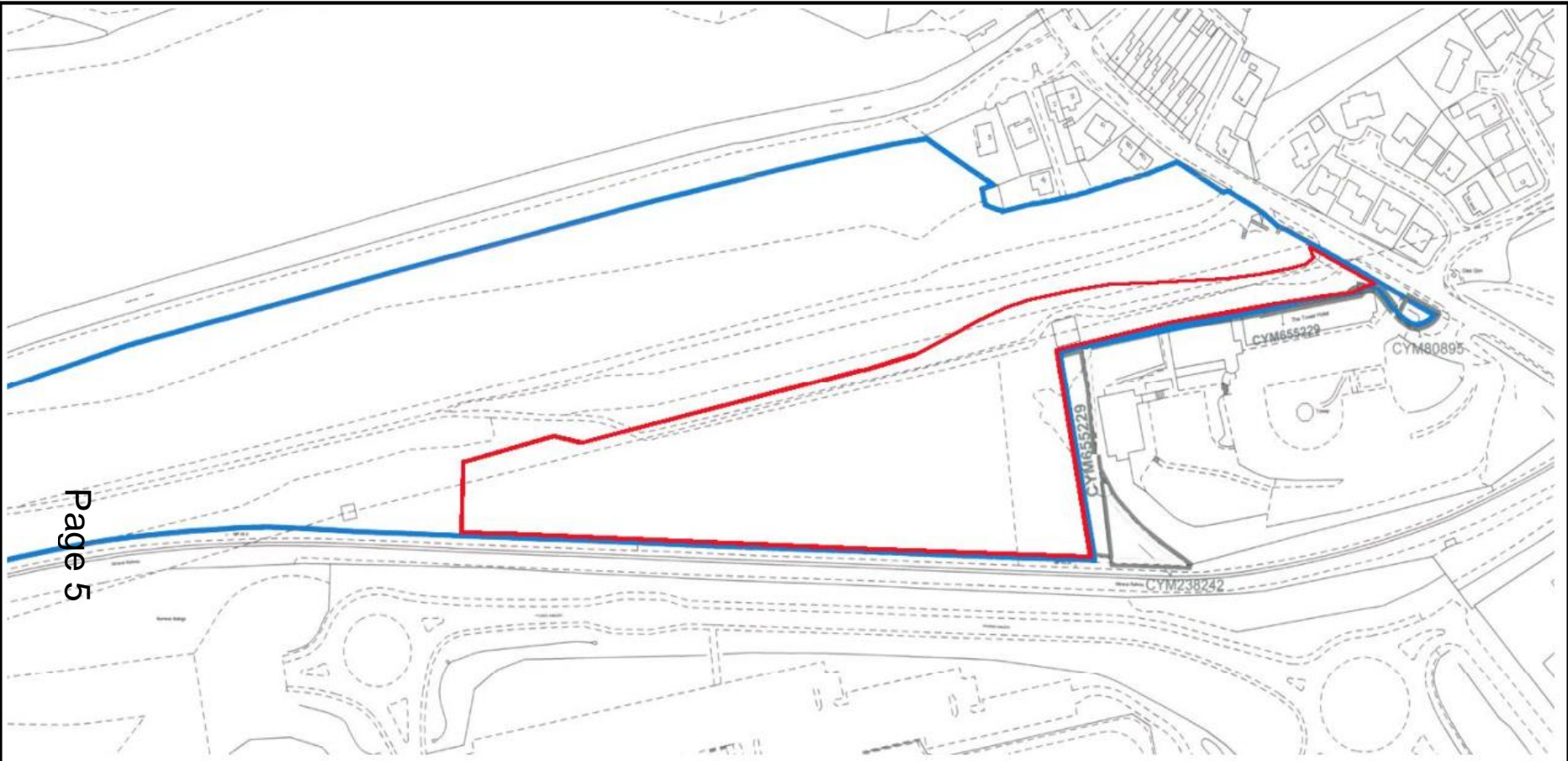
Page 3

Agenda Item 4a

www.npt.gov.uk



<u>APPLICATION NO:</u>	P2019/5560	<u>DATE:</u>	06/11/2019
<u>PROPOSAL:</u>	Outline planning permission for the development of light industrial and office units (Use Class B1, B2 & B8) plus associated infrastructure.		
<u>LOCATION:</u>	Land adjacent to Towers Hotel, Ashleigh Terrace, Jersey Marine		
<u>APPLICANT:</u>	Mr & Mrs N Zapettis		
<u>TYPE:</u>	OUTLINE		
<u>WARD:</u>	Coedffranc West		



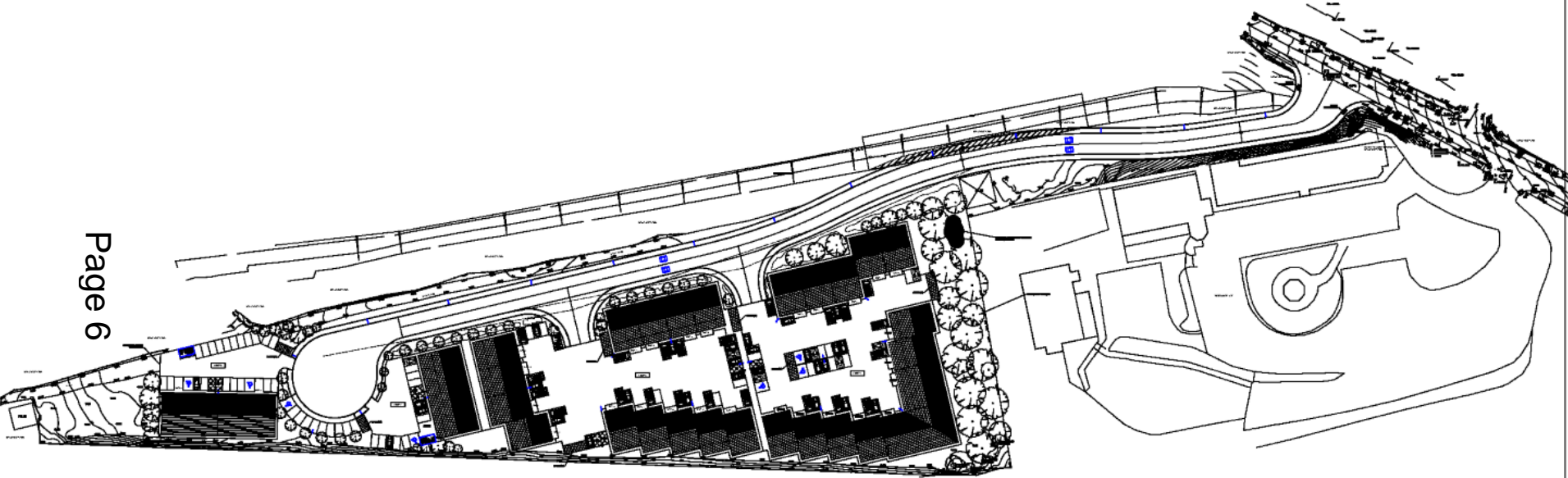
<u>TITLE</u> LOCATION PLAN	
<u>PROJECT</u> PROPOSED MIXED USE LIGHT INDUSTRIAL SITE AT JERSEY MARINE, SWANSEA	
<u>DATE</u> JUN. 2019	<u>SCALE</u> 1:2500
<u>JOB NO.</u> 19/794/01	

The logo for SgW planning, featuring the letters 'SgW' in a stylized, overlapping font. To the right of the letters, the words 'planning', 'architecture', and 'town planning' are stacked vertically in a smaller font.

58 Walter Road, Swansea. SA1 5PZ
t 01792 648380, e. sgwilliamsassoc@aol.com



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PARKING PROVISION
 South Port Land CBC Local Development Plan 2011 - 2036
 on Long Dock Road (Swansea) Planning Subzone
 (Policy 20.10)

2 OFFICE
 Use Class: B1 Business, Class: A2 Professional/Professional
 (including Call Centres)
 Area: 3.5k
 Rate: 1/1000m² = 1 space per 20m²

1 Industry & Industrial Warehouse
 Area: 3.5k
 Use Class: B1 Business, Class: A2 Professional/Professional
 (including Call Centres)
 Rate: 1/1000m² = 1 space per 20m²

2 OFFICE
 Use Class: B1 Business, Class: A2 Professional/Professional
 (including Call Centres)
 Area: 3.5k
 Rate: 1/1000m² = 1 space per 20m²

1 Industry & Industrial Warehouse
 Area: 3.5k
 Use Class: B1 Business, Class: A2 Professional/Professional
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2 OFFICE
 Use Class: B1 Business, Class: A2 Professional/Professional
 (including Call Centres)
 Area: 3.5k
 Rate: 1/1000m² = 1 space per 20m²

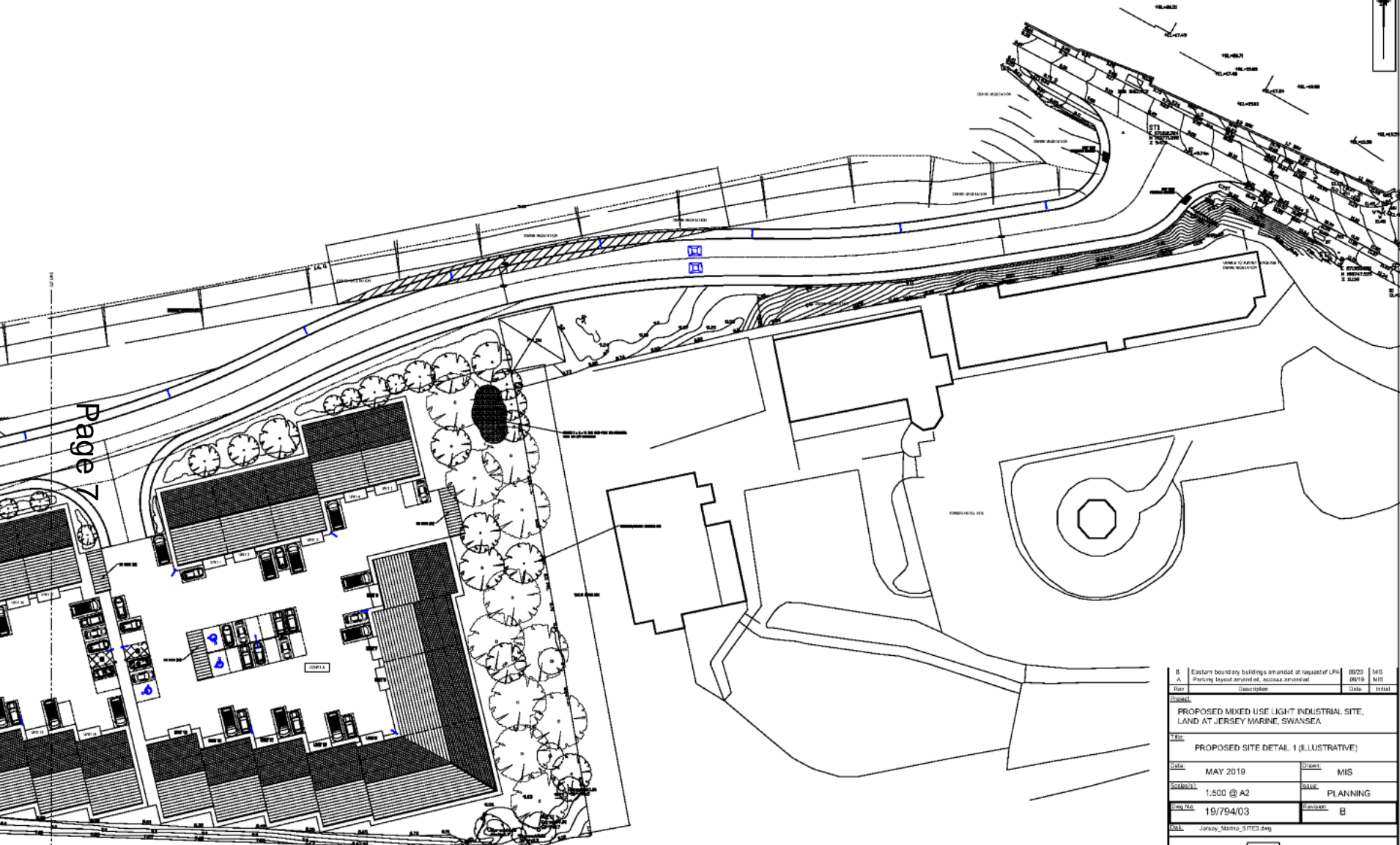
1 Industry & Industrial Warehouse
 Area: 3.5k
 Use Class: B1 Business, Class: A2 Professional/Professional
 (including Call Centres)
 Rate: 1/1000m² = 1 space per 20m²

PLANTING
 New tree planting around the site and within the area of the
 wildlife corridor to access mainly of:
 Species: Ash, Oak, Sycamore
 Size: 8cm - 10cm diameter
 Spacing: 4m x 4m

In details and within a planting scheme to be provided at
 detailed Reserved Matters stage.

Site to be a range of tree sizes and tree retention should
 not be provided around the site as part of a soft landscaping
 scheme to be provided at detailed Reserved Matters stage.

B	Eastern boundary buildings amended at request of LPA	06/23	MIS
A	Parking layout amended, access amended	09/19	MIS
Rev	Description	Date	Initial
<p>PROPOSED MIXED USE LIGHT INDUSTRIAL SITE, LAND AT JERSEY MARINE, SWANSEA</p> <p>PROPOSED SITE LAYOUT (ILLUSTRATIVE)</p>			
Date:	MAY 2019	Drawn:	MIS
Scale(s):	1:1000 @ A2	Issue:	PLANNING
App No:	19/754/02	Revision:	B
URL:	Jersey_Marine_SITE3.dwg		
56 Waiver Road, Swansea, SA1 1PZ - Tel: 01752 648360			
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B	Eastern boundary building amount of request of LPI	0020	MIS
A	Planning layout amended, access amended	0019	MIS
Date:	Description:	Date:	19194
PROPOSED MIXED USE LIGHT INDUSTRIAL SITE, LAND AT JERSEY MARINE, SWANSEA			
PROPOSED SITE DETAIL 1 (ILLUSTRATIVE)			
Date:	MAY 2019	Drawn:	MIS
Scale:	1:500 @ A2	Sheet:	PLANNING
Draw No:	19/794/03	Revision:	B
Drawn:	Jersey Marine, SITE01.dwg		



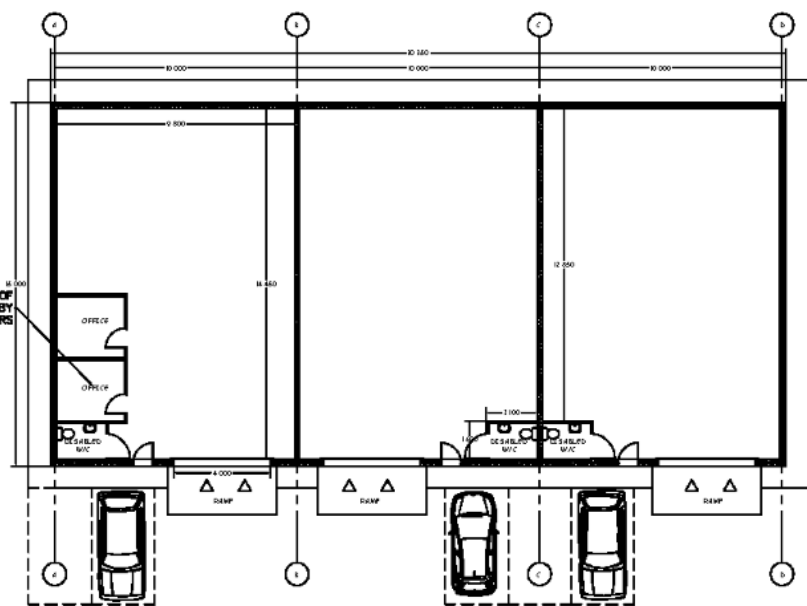
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THIS UNIT SHOWS ARRANGEMENT OF INTERNAL OFFICES IF REQUIRED BY INDIVIDUAL OWNERS

FLOOR LAYOUT

Rev	Description	Date	Initial
PROPOSED LIGHT INDUSTRIAL SITE, LAND AT JERSEY MARINE, SWANSEA			
PROPOSED UNITS 1-3, 4-6, 10, 11, 26-28			
Date:	MAY, 2019	Project:	MIS
Scale:	1:200 @ A3	Disc:	PLANNING
Drawn:	19/794/14	Disc:	
JWL Jersey_Marine_160_L1140dwg			
			
58 Walter Road, Swansea, SA1 5PZ - Tel: 01792 648380			
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MINIMUM 3 x 3 x 14 CLAY LINED POND FOR FLOODING
 WALLE AND SW ATTENTION

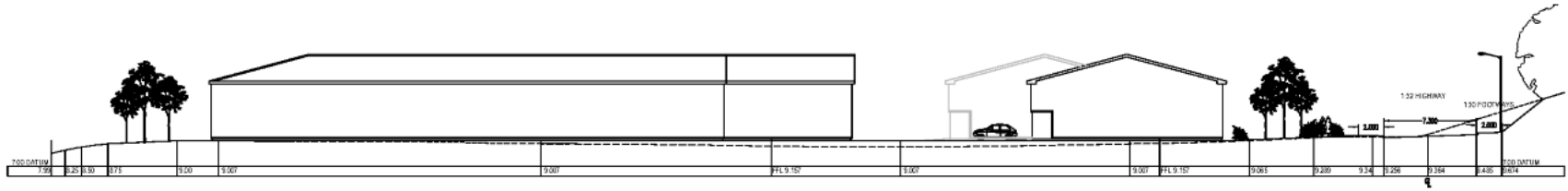
TOWERS HOTEL SITE

SCREENING/SHEDLOW CORRIDOR

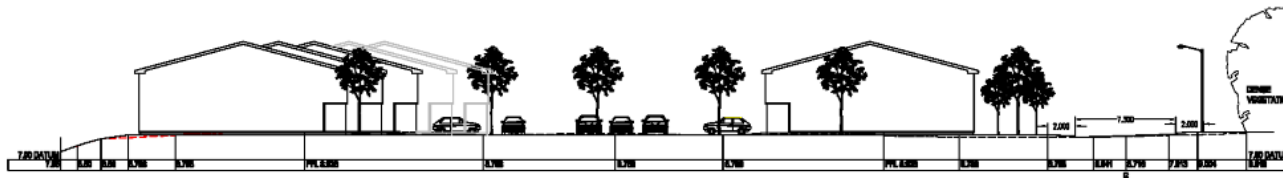
COURT A

Page 9

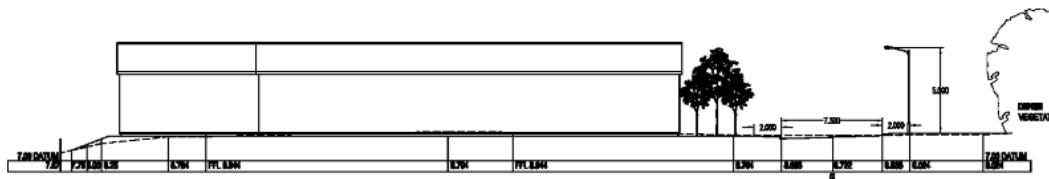
B	Eastern boundary buildings oriented at request of LPA	06/20	MS
A	Parking layout amended, access amended	26/19	MS
Rev	Description	Date	Author
<p>PROPOSED MIXED USE (LIGHT INDUSTRIAL) SITE, LAND AT JERSEY MARINE, SWANSEA</p>			
<p>PROPOSED 'COURT A' DETAIL (ILLUSTRATIVE)</p>			
Date:	MAY 2019	Drawn:	MIS
Scale:	1:250 @ A2	Issue:	PLANNING
Date Rev:	19/7/94/05	Author:	B
Drawn:	Janey, Marina, SFTCI.dwg		
<p>56 Water Road, Swansea, SA1 5PZ - Tel: 01792 646380</p>			
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SECTION A-A



SECTION B-B



SECTION C-C

Rev	Description	Date	MIS	Initial
A	Custom boundary building amended at request of LPO	30/10	MIS	
Project:				
PROPOSED MIXED USE LIGHT INDUSTRIAL SITE, LAND AT JERSEY MARINE, SWANSEA				
Title:				
PROPOSED CROSS SECTIONS A, B & C (ILLUSTRATIVE)				
Date:	MAY 2019	Drawn:	MIS	
Scale(s):	1:250 @ A2	Issue:	PLANNING	
Draw No.:	19/794/12	Section:	A	
URL: Jersey Marine_SITE2.dwg				
				
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Contractors are to check and verify all dimensions and levels before commencing work. Any discrepancies should be noted at once.				
A2				C













<u>APPLICATION NO:</u> P2021/1206	<u>DATE:</u> 14/12/2021
<u>PROPOSAL:</u>	Two-storey detached dwelling with parking and associated works.
<u>LOCATION:</u>	Plot 1 Glannant Place, Cwmgwrach
<u>APPLICANT:</u>	Mr Johnson
<u>TYPE:</u>	FULL
<u>WARD:</u>	Blaengwrach



Site Block Plan 1:200



Site Location Plan 1:1250

Notes
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 The drawing is a preliminary drawing and is not to be used for any other purpose without the written consent of the author.
 The drawing is a preliminary drawing and is not to be used for any other purpose without the written consent of the author.

Revision	Description	Date

- Application Site
- Land Owned by Applicant

Drawing Status:
PLANNING

PRIME
 ARCHITECTURE

Prime Architecture Limited, 3 Llandelo Road,
 Cross Hands, Llanelli, SA14 6NA
 01269 842 575
 info@prime-arch.co.uk
 www.prim-arch.co.uk



Client:
 Mr & Mrs Johnson

Project Title:
 Proposed 4 Bedroom New
 Build at Plot 1, Glannant Place
 Cwmgwrach, Neath, SA11 5TE

Drawing Title:
 Site Block Plan & Location Plan

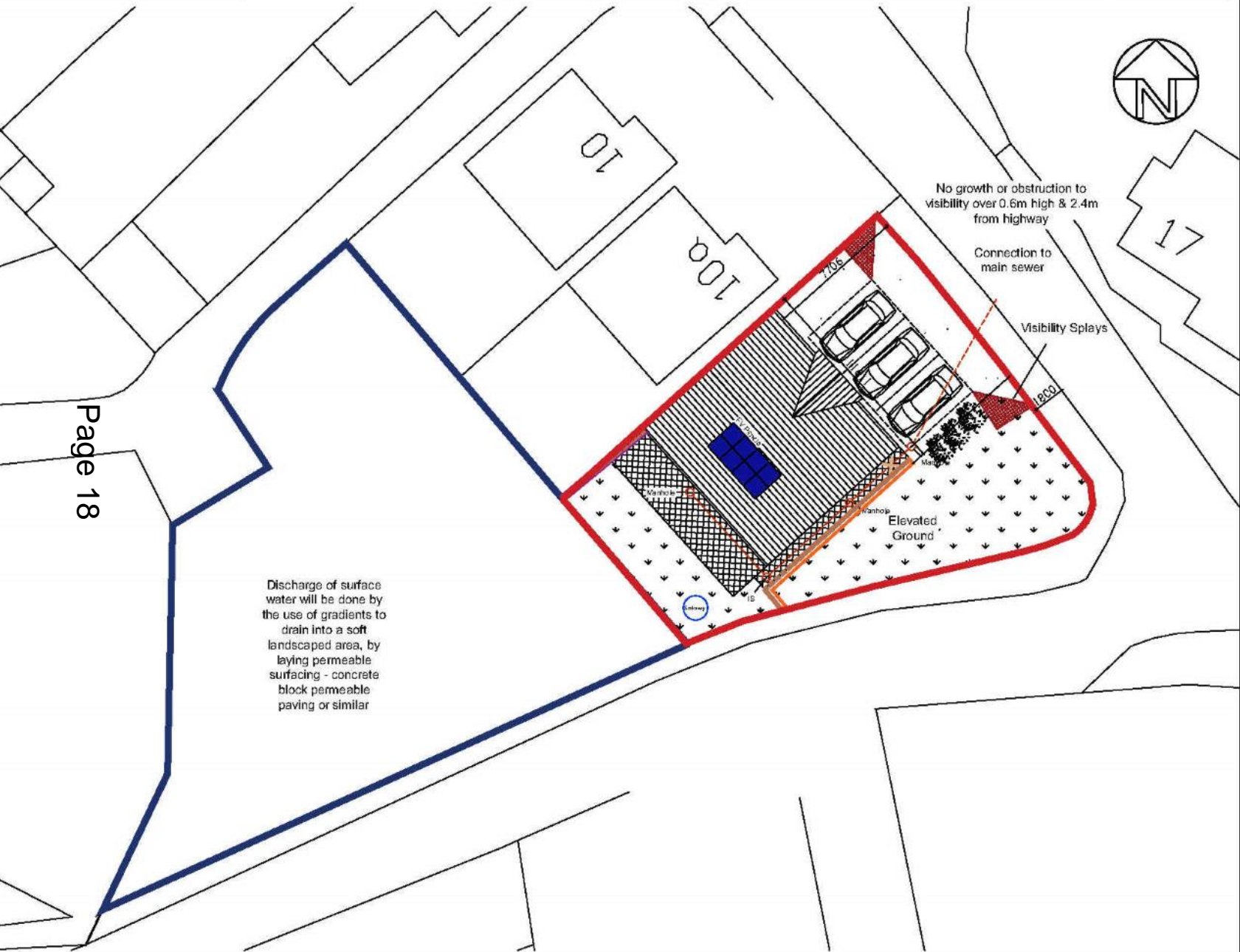
Scale:
 1:200 & 1:1250 @ A3

Date:
 December 2023

Job No:
 857

Drawing No:
 04

Rev:
 -



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Notes

The site is not registered and is not registered or defined in the register of the relevant authority.

Other than the site shown, the site is not registered or defined in the register of the relevant authority.

The site is not registered and is not registered or defined in the register of the relevant authority.

The site is not registered and is not registered or defined in the register of the relevant authority.

Revision	Description	Date
A	Additional information added to Site Plan	14.11.2023

- KEY**
- BOUNDARY TREATMENTS AND RAILINGS**
- Application Site
 - Living Wall
 - 1.8m High Close Board Fencing
 - Land Owned by Applicant
 - Rearranging Wall
- SURFACE FINISHES**
- Paving Slabs
 - Grass
- TREES & SHRUBS**
- Proposed Tree (Type TBC)
 - Proposed Mixture of Shrubs (Type TBC)

PLANNING

PRIME ARCHITECTURE

Prime Architecture Limited, 3 Llandello Road, Cross Hands, Llanelli, SA14 6NA
 01269 841 575
 info@prime-arch.co.uk
 www.prime-arch.co.uk

Client:
Mr & Mrs Johnson

Project Title:
Proposed 4 Bedroom New Build at Plot 1, Glannant Place, Cwmgywrach, Neath, SA11 5TE

Drawing Title:
Proposed Site Plan

Scale:
1:200 @ A3

Date:
December 2023

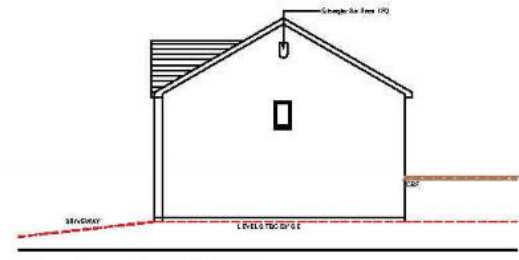
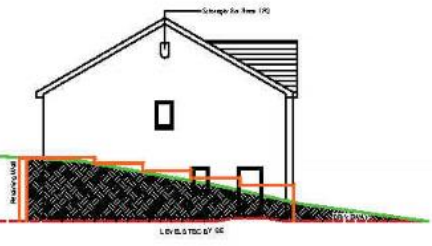
Job No:
857

Drawing No:
02

Rev:
A

Site Plan 1:200

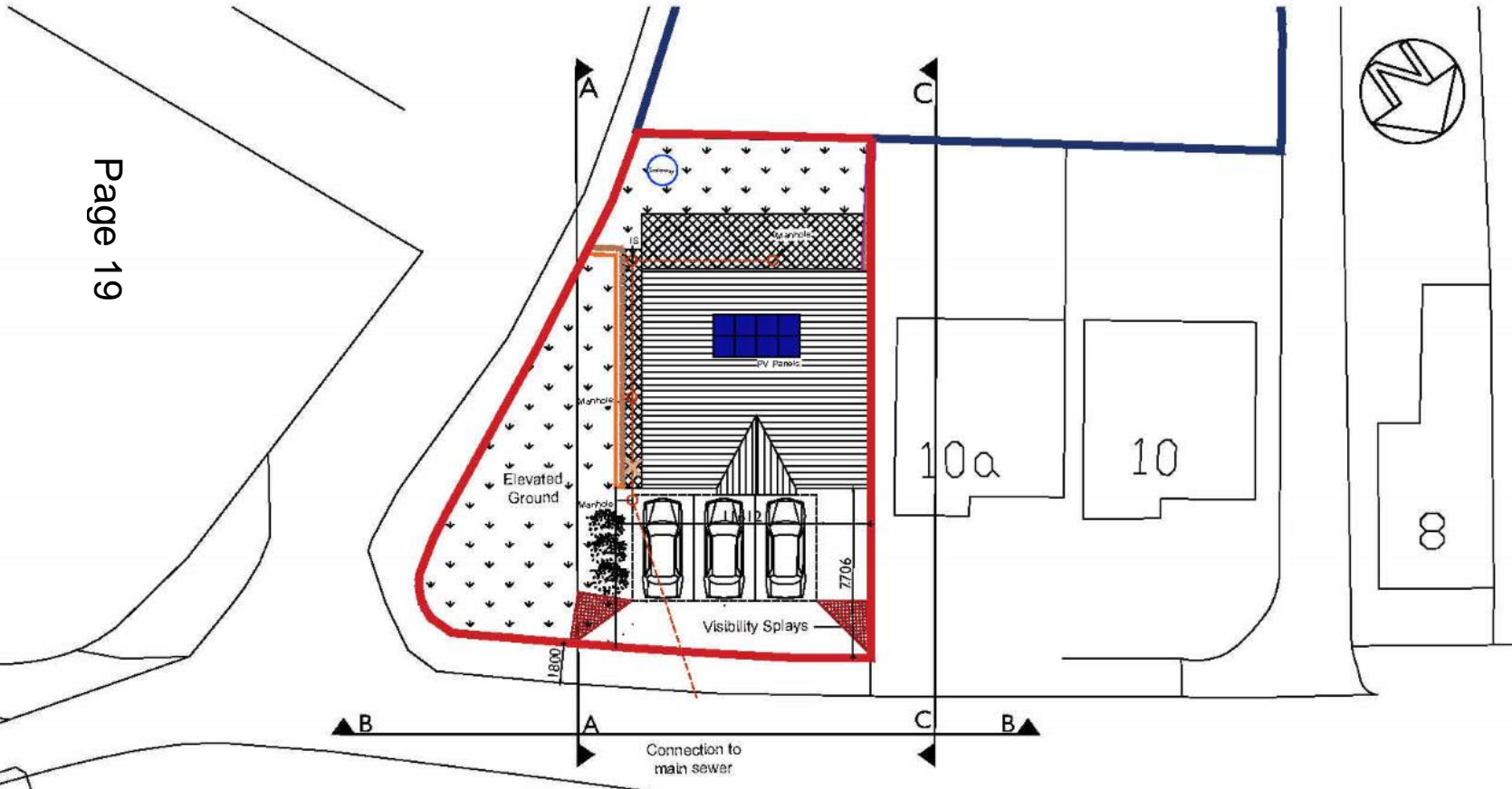
Notes
 The client is responsible for ensuring that the proposed or defined site plan complies with all relevant planning and building regulations.
 The client is responsible for ensuring that the proposed or defined site plan complies with all relevant planning and building regulations.
 The client is responsible for ensuring that the proposed or defined site plan complies with all relevant planning and building regulations.
 The client is responsible for ensuring that the proposed or defined site plan complies with all relevant planning and building regulations.



Section A-A 1:200

Section B-B 1:200

Section C-C 1:200



KEY

- BOUNDARY TREATMENTS AND RAILINGS**
- Application Site
 - Land Owned by Applicant
 - Existing Road Level
 - Proposed Ground Level
 - 1.8m High Close Board Fencing
 - Retaining Wall
 - Existing Wall

SURFACE FINISHES

- Existing Grass
- Concrete

TREES & SHRUBS

- Proposed Mature of Shrubs (Type TBD)

Drawing Status:
PLANNING

PRIME
 ARCHITECTURE

Prime Architecture Limited, 3 Llandello Road, Cross Hands, Llanelli, SA14 6NA
 01269 841 575
 info@prime-arch.co.uk
 www.prime-arch.co.uk

Client:
 Mr & Mrs Johnson

Project Title:
 Proposed 4 Bedroom New Build at Plot 1, Glannant Place, Cwmgwrach, Neath, SA11 5TE

Drawing Title:
 Proposed Site Plan & Site Sections

Scale:
 1:200 @ A3

Date:
 December 2022

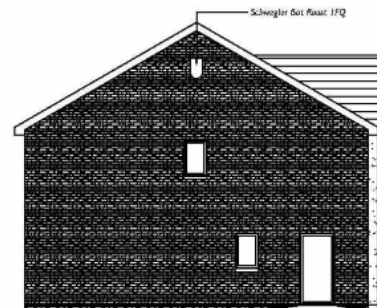
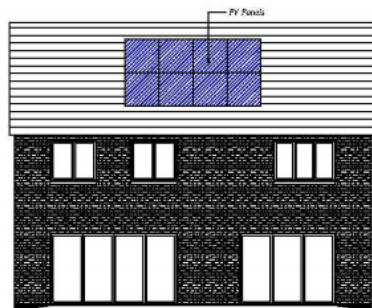
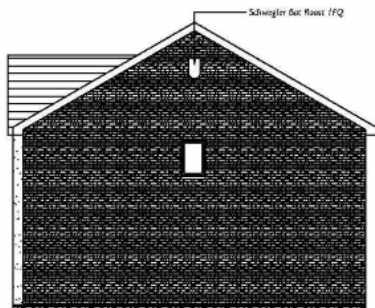
Job No:
 857

Drawing No:
 07

Rev:
 A

PROPOSED FLOOR PLANS & ELEVATIONS

PLOT 1, GLANNANT PLACE, CWMGWWRACH, NEATH, SA11 5TE



Schwinger Gut Raus IFQ

PV Panels

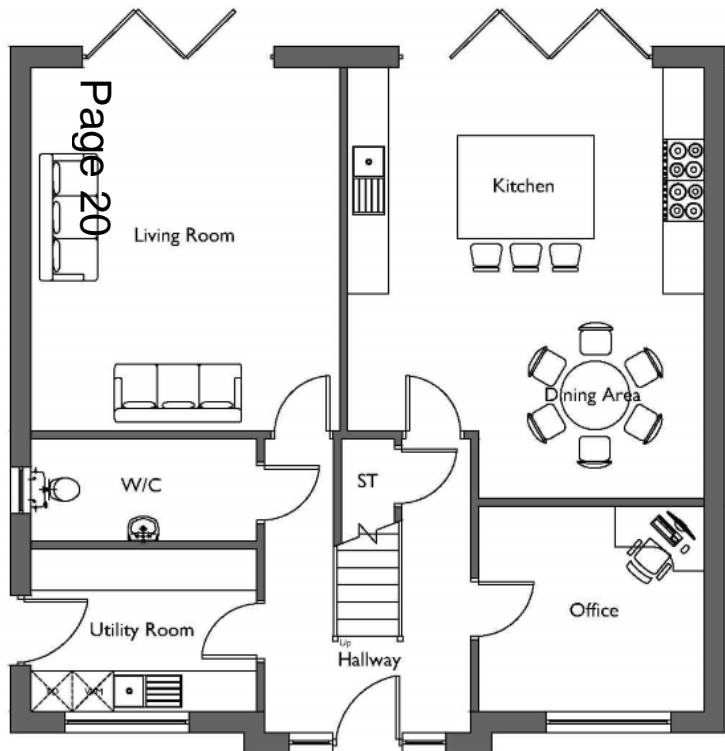
Schwinger Gut Raus IFQ

Front Elevation 1:100

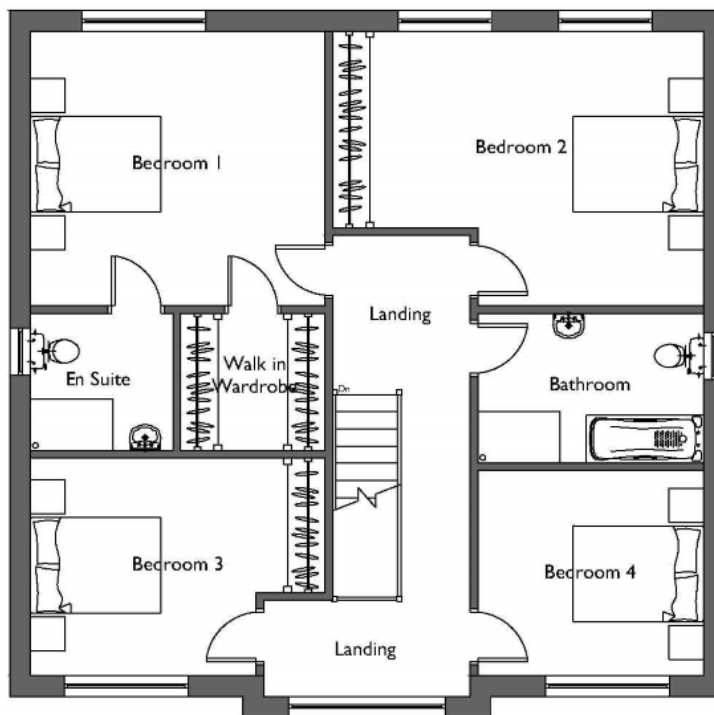
Side Elevation 1:100

Rear Elevation 1:100

Side Elevation 1:100



Ground Floor Plan 1:50



First Floor Plan 1:50

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Revision:	Description:	Date:

External Finishes
 Walls - Ivanhoe Cream Original Brick and Render
 Roof - Roofing Tiles
 Windows - UPVC
 RWG - UPVC

Drawing Status:
PLANNING



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 info@prime-arch.co.uk
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Client:
 Mr & Mrs Johnson

Project Title:
 Proposed 4 Bedroom New Build at Plot 1, Glannant Place, Cwmgwrach, Neath, SA11 5TE

Drawing Title:
 Proposed Floor Plans & Elevations

Scale:
 1:50&1:100@A2

Date:
 December 2021

Job No:
 857

Drawing No:
 01

Rev:
 -



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