

Public

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

***Democratic Services
Gwasanaethau Democrataidd***

Chief Executive: K.Jones

Date: Monday, 7 November 2022

Dear Member,

PLANNING COMMITTEE - TUESDAY, 8TH NOVEMBER, 2022

Please find attached the following amendment sheet for consideration at the next meeting of the **Planning Committee - Tuesday, 8th November, 2022.**

Item

- a) Amendment Sheet (Pages 1 - 2)

Yours sincerely

Chloe Plowman

p.p Chief Executive

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PLANNING COMMITTEE (Special)

8th November 2022

AMENDMENT SHEET

ITEM 5.

<u>APPLICATION NO:</u> P2022/0776	<u>DATE:</u> 20/09/2022
<p>PROPOSAL: Application for approval of reserved matters (appearance, landscaping, layout and scale) relating to outline planning ref P2018/0493 granted on 18/01/2022 for a proposed adventure resort comprising 600 no. lodges/apartments, 100-bed hotel with associated spa, central plaza containing restaurants, leisure activities and shops, adventure activities and associated buildings (including X-sports, alpine/ski, forest activities and Trax & Trail), restaurants and associated administration and maintenance buildings and parking for approx. 850 cars, plus associated landscaping, drainage and engineering operations including re-profiling of land, boundary treatment, retaining structures, external lighting and CCTV, and diversion of public rights of way. Including submission of details under condition 9 (levels), condition 10 (waste management plan), condition 12 (materials), condition 17 (energy assessment), condition 18 (strategic construction environmental management plan), condition 21 (strategic ecological and landscape management plan), condition 25 (peat surveys), condition 26 (peat management), condition 27 (drainage), condition 28 (artificial nesting sites), condition 34 (car parking), condition 35 (footway/cycle access) and condition 40 (lighting scheme).</p>	
LOCATION: Land at Pen Y Bryn, Croeserw, Cymmer.	
APPLICANT: Claire Pearce, Wildfox Resorts, Afan Valley Ltd.	
TYPE: Reserved Matters.	
WARD: Cymmer and Glyncorwg Gwynfi and Croeserw	

The Application number on the agenda should read as above; P2022/0766.

The wording of Condition 1 is required to be amended removing reference to the following documents/plans:

Planning and Compliance Statement
Statement of Compliance Design Addendum
Landscape Strategy Rev D (submitted in 3 parts)
Technical Notes Reference Coal Authority Review Soakaway Testing (G22033
Jacksons Infiltration Factual Report Parts 1-11)
Coal Authority Mining Risk Assessment (including Appendices A-E and Figure 1)
Wildfox - Afan Valley - Landscape RMA_ Illustrative Landscape Masterplan _Rev
33988-RG-L-07 rev D_BWnS . -
Updated by Technical Note Reference: 332310863 Note 01, dated 24th October
2022 (Condition 10)

In reviewing the list it was noted that one drawing AV-STN-DG-XX-DR-d-0020 p01
[Peat Catchment] (Condition 21) has been omitted from Condition 1 and is required
to be added.