

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 presentation for consideration at the next meeting of the **Planning Committee - Tuesday, 8th November, 2022.**

**Item**

- b) Presentation (Pages 1 - 16)

Yours sincerely

Chloe Plowman

p.p Chief Executive

This page is intentionally left blank



Cyngor Castell-nedd Port Talbot  
Neath Port Talbot Council

# Planning Committee

(Remote) 8<sup>th</sup> November 2022

Page 1



[www.npt.gov.uk](http://www.npt.gov.uk)

Agenda Item 5b

<b><u>APPLICATION NO:</u> P2022/0776</b>	<b><u>DATE:</u> 20/09/22</b>
<p><b>PROPOSAL:</b> 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 &amp; 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>	
<b>LOCATION:</b> Land At Pen Y Bryn Croeserw Cymmer Port Talbot	
<b>APPLICANT:</b> Claire Pearce Wildfox Resorts Afan Valley Ltd	
<b>TYPE:</b> Reserved Matters	
<b>WARD:</b> Cymmer & Glyncoirwg	

# The Reserved Matters Application is for:

570 Guest Lodges of varying sizes (both terraced and detached); all with outdoor decks and en-suite facilities

## Wildfox Hotel – First phase

- 50-bedroom hotel, including fitness centre, business centre, conference suite, large food & beverage (F&B) offering
- additional guest accommodation in the form of 15 no. apart-hotel rooms in separate structure, including a bike hire facility on the ground floor.

## Guest Parking

- Multi-storey parking structure below Wildfox Hotel containing 650 guest/visitor spaces; including 34 disabled spaces and 130 EV charging spaces

## Rock & Wild

- Indoor water park and canyon, changing facilities, E-sports lounge, medical centre, staff welfare facilities

## Wildfox Mountain

- Indoor climbing hall, bouldering hall, and family adventure hub, changing facilities, F&B offer, VR area, medical centre, staff welfare facilities and changing,

## Wildfox Spa

- Spa & wellness suite for 75 to 100 guests per day including private treatment rooms.

## Summit Hub

- F&B offer, storeroom, welfare facilities, viewing area

## Forest Hub

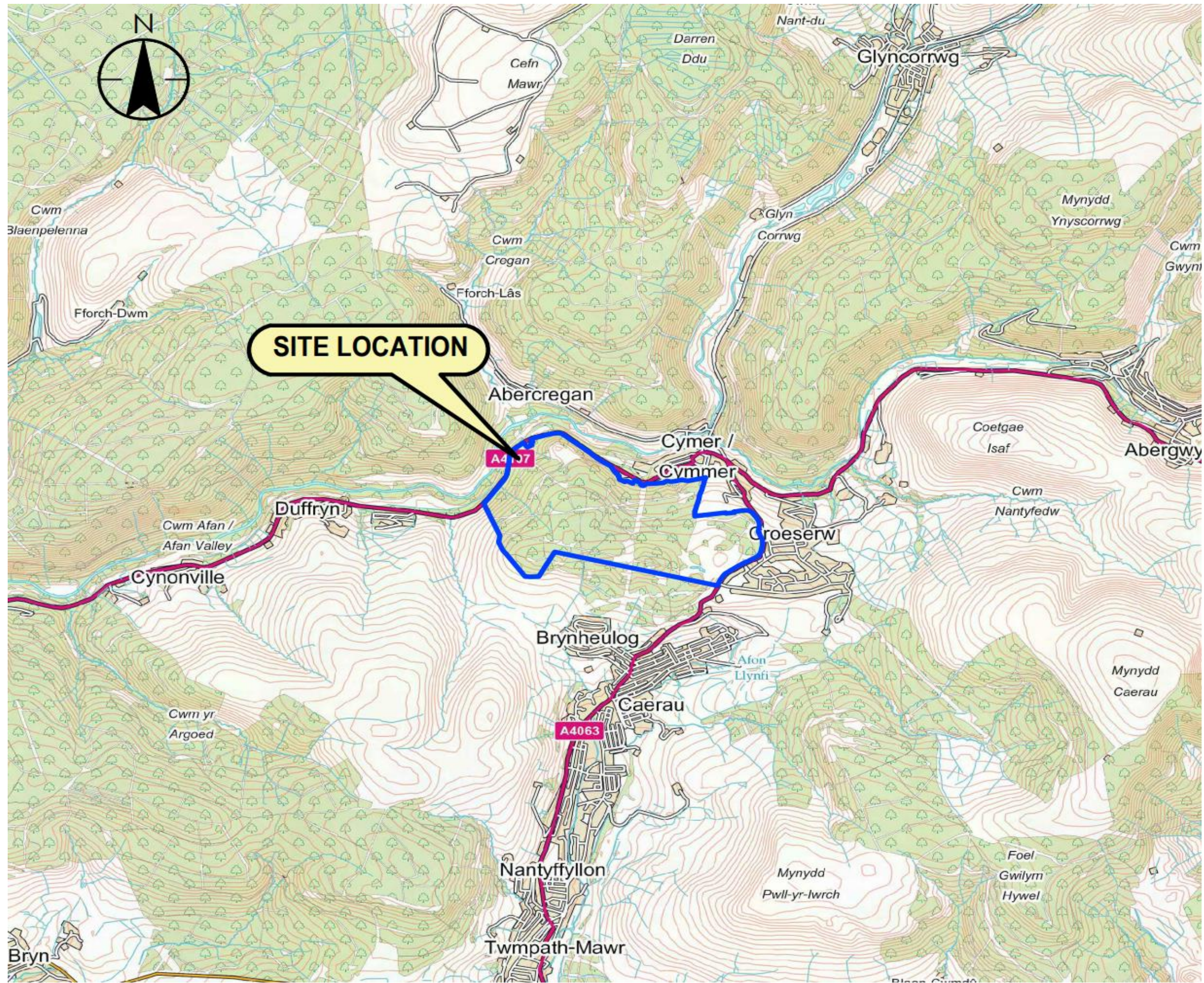
- Welfare and complimentary drink facilities

## Staff Compound

- 250 space surface car park for staff, service yard for deliveries, staff canteen, staff welfare and changing facilities

## Arrivals building

- Drive-through resort check-in desks with welfare facilities for staff



# Wildfox Resorts, Afan Valley

## Proposed Masterplan



Page 5

Figured dimensions and levels to be used. Any inaccuracies must be notified to the architect. Detail drawings and large scale drawings take precedence over smaller drawings.

Rev:

Chk'd:	Rev:

Chk'd:	Rev:

Chk'd:	PRELIMINARY
	PLANNING <input checked="" type="checkbox"/>
	DESIGN
	TENDER
	CONSTRUCTION

<b>powelldobson</b> ARCHITECTS		Drawing No.	Rev.
<small>Cardiff Office: Suite 17, Building One, Eastern Business Park, Wern Fawr Lane, Old St Mellons, Cardiff CF3 5EA Tel: +44 (0)333 33 233 551 www.powelldobson.com</small>		21055 (05) 104	/
Contract:	Wildfox Resort, Afan Valley	Scale:	1:2500@A1
Title:	Proposed Masterplan	Date:	03/08/2022
		Drawn:	AJP
		Checked:	AMS











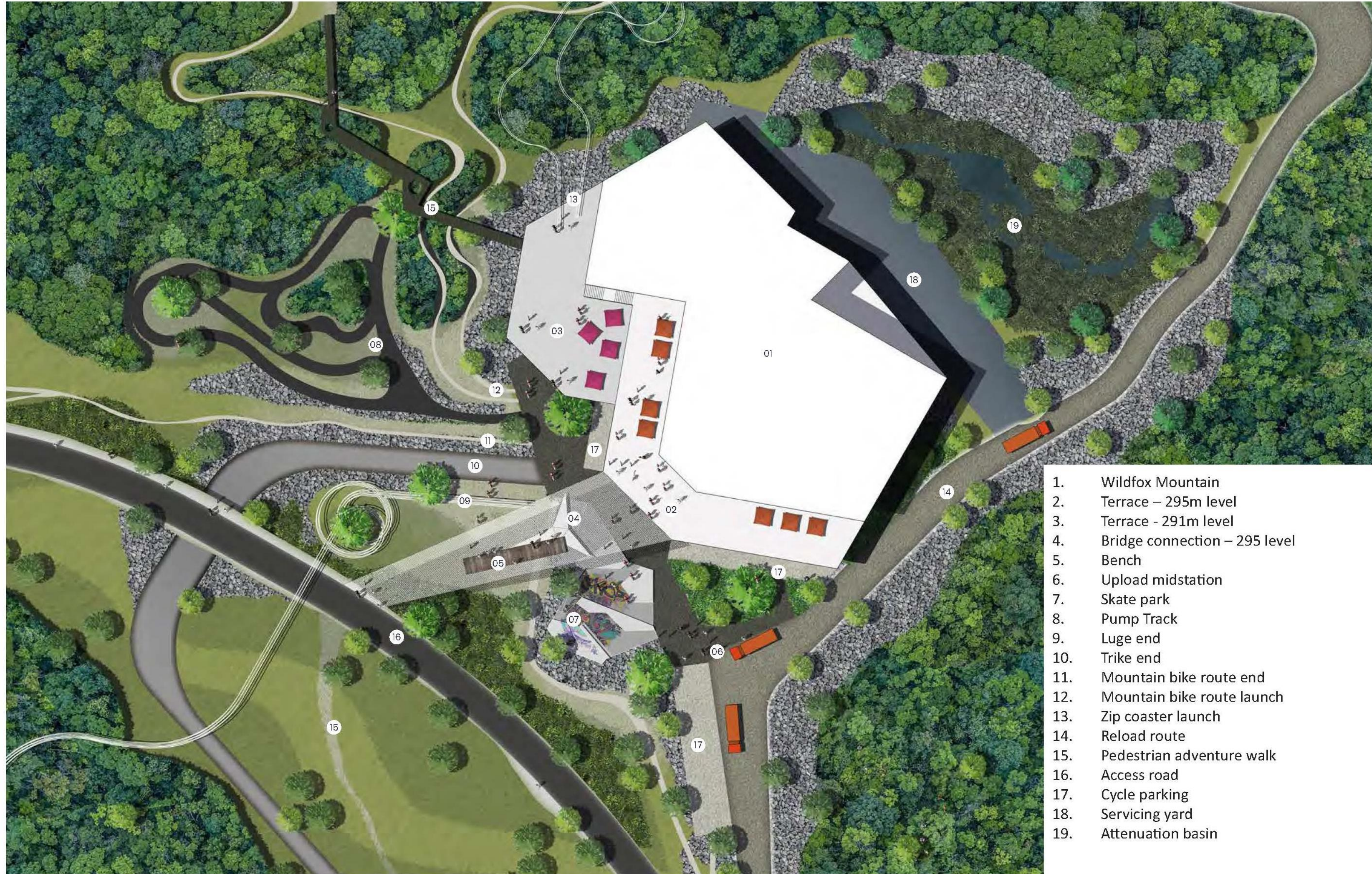




1. Brytwn Road Entrance
2. Main Access Road
3. Entrance Pavilion
4. Cymmer Road Access
5. Staff & Back of House Area
6. Hotel
7. Rock and Wild
8. Wildfox Spa and Wellness
9. Wildfox Mountain
10. Summit
11. Reload Point
12. Terrain Hub
13. Central Plaza
14. Lodge Accommodation
15. Alpine Terrain
16. Wildfox Forest
17. Trax and Trails
18. Wildfox Terrain
19. Mountain Bike Red Routes
20. Mountain Bike Blue Routes
21. Luge
22. Downhill Trikes
23. Pump Track
24. Upload Route
25. View Point



# WILDFOX MOUNTAIN ILLUSTRATIVE PLAN



1. Wildfox Mountain
2. Terrace – 295m level
3. Terrace - 291m level
4. Bridge connection – 295 level
5. Bench
6. Upload midstation
7. Skate park
8. Pump Track
9. Luge end
10. Trike end
11. Mountain bike route end
12. Mountain bike route launch
13. Zip coaster launch
14. Reload route
15. Pedestrian adventure walk
16. Access road
17. Cycle parking
18. Servicing yard
19. Attenuation basin

# TYPICAL LODGE LAYOUT ILLUSTRATIVE PLAN



- 1. Lodges
- 2. Lodge Decks
- 3. Lodge Access Routes
- 4. Access Road
- 5. Path (Pedestrian)
- 6. Woodland Planting
- 7. Larger Trees
- 8. Planting
- 9. View Point/Picnic Spot
- 10. Swales



## **Discharge of Conditions.**

In addition to the reserved matters for the development, this application seeks to discharge the following conditions imposed on the outline permission;

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 Birds)

Condition 34 (Car Parking)

Condition 35 (Footway/cycle access)

Condition 40 (Lighting Scheme)

This page is intentionally left blank