

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

**Democratic Services  
Gwasanaethau Democrataidd**

**Chief Executive:** F.O'Brien

**Date:** 12 December 2024

Dear Member,

**PLANNING COMMITTEE - TUESDAY, 17TH DECEMBER, 2024**

Please find attached the following Presentation for consideration at the next meeting of the **Planning Committee - Tuesday, 17th December, 2024.**

**Item**

**Presentation (Pages 3 - 28)**

Yours sincerely

Tammie Davies

p.p Chief Executive

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Cyngor Castell-nedd Port Talbot  
Neath Port Talbot Council

# Planning Committee

(Hybrid) 17<sup>th</sup> Dec 2024

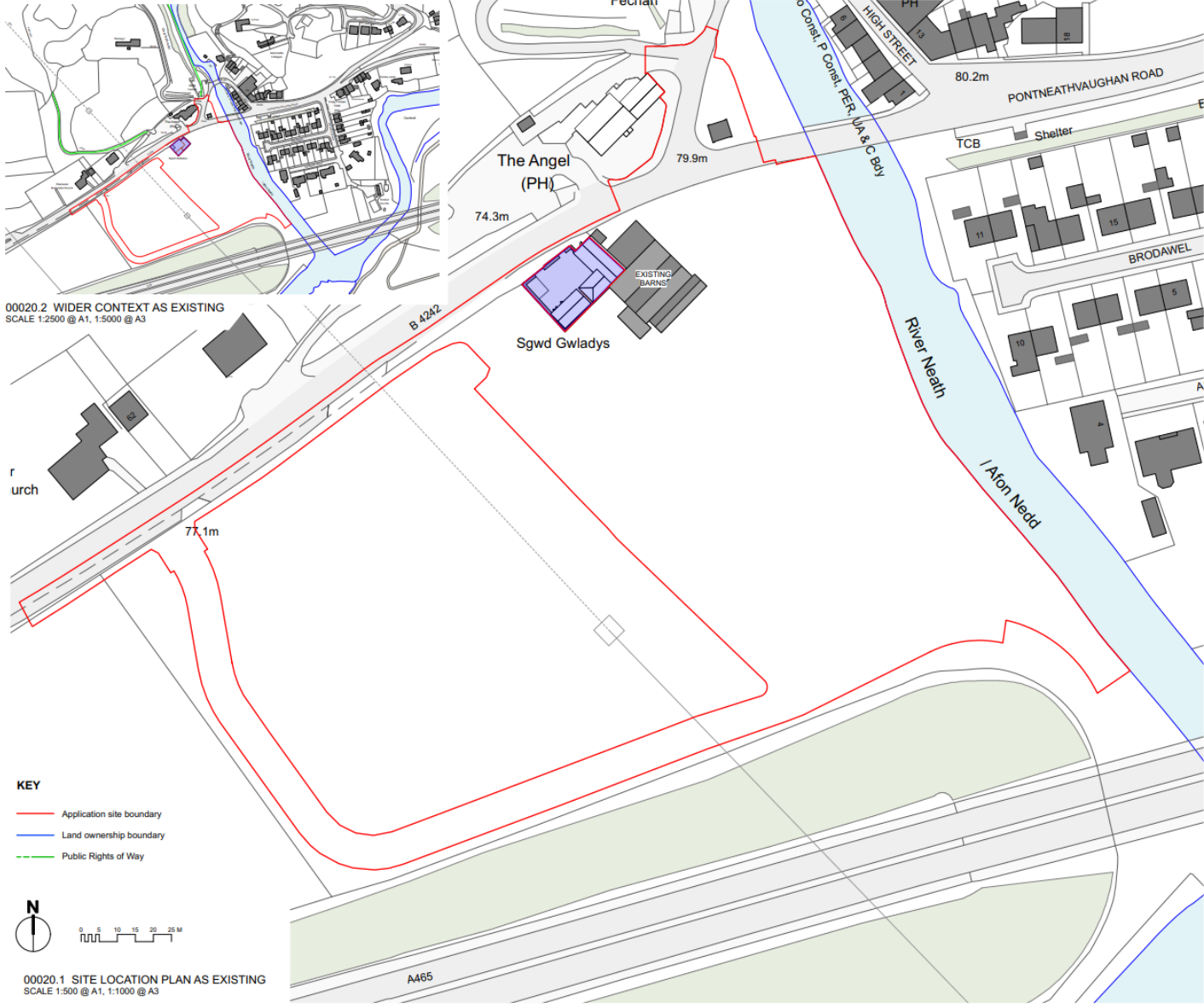
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Agenda Item 5

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



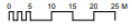
<u>APPLICATION NO:</u> P2024/0586	<u>DATE:</u> 13-09-24
<b>PROPOSAL:</b>	Proposed development of Waterfall Country Pontneddfechan Visitor Infrastructure Scheme to include retail shop, welfare facilities, tourist accommodation, ancillary plant room, lighting, car parking facilities , demolition of outbuildings adjoining Sgwd Gwladys and existing toilet block, and creation of farm track access, play park/ courtyard, with associated infrastructure works.
<b>LOCATION:</b>	Land At Pontneddfechan And South Of Pontneathvaughan Road Pontneddfechan Neath Port Talbot SA11 5NR
<b>APPLICANT:</b>	Head of Property and Regeneration
<b>TYPE:</b>	Reg 3- Council Development.
<b>WARD:</b>	Glynneath Central and East



00020.2 WIDER CONTEXT AS EXISTING  
SCALE 1:2500 @ A1, 1:5000 @ A3

**KEY**

- Application site boundary
- Land ownership boundary
- Public Rights of Way



00020.1 SITE LOCATION PLAN AS EXISTING  
SCALE 1:500 @ A1, 1:1000 @ A3

SERIES	PROPOSED
<b>SUITABILITY</b>	<b>S2 - ISSUED FOR INFORMATION</b>
Rev	Date
P8	19/05/2024 Revised RLB for Planning Application
P9	05/05/2024 Planning Submission
P10	13/11/2024 Revised Highways

**Hiraeth.**

job number: 2326 00  
Volume: 00

**NEATH PORT TALBOT CBC  
LOWER PONTNEDDFECHAN**

**SITE LOCATION PLAN AS EXISTING**

Scale: 1:500 @ A1, 1:1000 @ A3 Date: 02/24

02920 025814 | office@hiraetharchitecture.co.uk  
The Maltings | East Tyndal St | Cardiff | CF24 5GA

UPLD Volume: 00 Date: 13/11/2024  
UPLD Volume: 00 Date: 13/11/2024

**2081 00 HIR A DR 00020 S2P10**





*View on approach to Pontneddfechan with open agricultural land across the valley basin*



*Long distance view from higher ground towards the site*



*Intermittent long distance views from the A465 trunk road towards the site*

Site photos



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*The village is dominated by parking at peak visitor periods.*

*There is additional lay-by parking along Pontneathvaughan Road but this has no dedicated pavement and pedestrians must cross the road between cars.*



*Overflow parking is available at peak times on privately owned land, with this having a clear impact on the village setting.*

*Inappropriate parking causes a nuisance to local residents*



*6 'accessible' parking spaces are located next to the entrance to the Waterfall Trail, but these spaces are not compliant with regulations*



*4 free parking spaces are located in the centre of the Pontneddfechan*

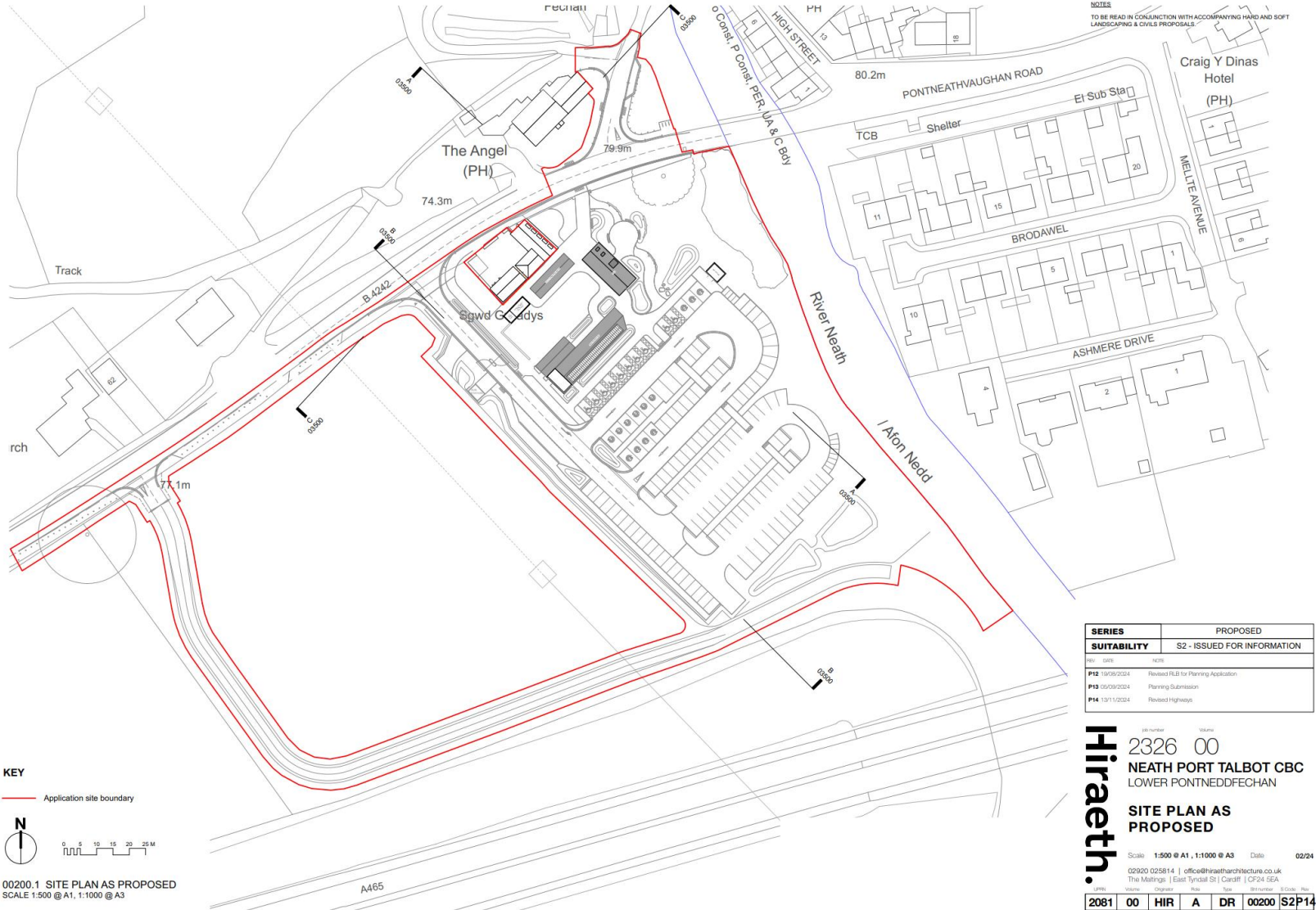


*26 parking spaces are available at Pontneddfechan Village Hall approx. 0.6 km away*



*44 parking spaces are available at the Dinas Rock Carpark approx. 1km away*





NOTES  
TO BE READ IN CONJUNCTION WITH ACCOMPANYING HARD AND SOFT LANDSCAPING & CIVILS PROPOSALS

SERIES	PROPOSED
<b>SUITABILITY</b>	S2 - ISSUED FOR INFORMATION
Rev	Notes
P12	16/09/2024 Revised RLI for Planning Application
P13	05/09/2024 Planning Submission
P14	13/11/2024 Revised Highways

Site number  
**2326 00**  
NEATH PORT TALBOT CBC  
LOWER PONTNEDDFECHAN

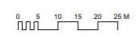
**SITE PLAN AS PROPOSED**

Scale: 1:500 @ A1, 1:1000 @ A3 Date: 02/24  
02920 025814 | office@hiraetharchitecture.co.uk  
The Maltrege | East Tyndal St Cardiff | CF24 5EA

UPM	Volume	Original	Risk	Type	Revised	Issue
2081	00	HIR	A	DR	00200	S2P14

**KEY**

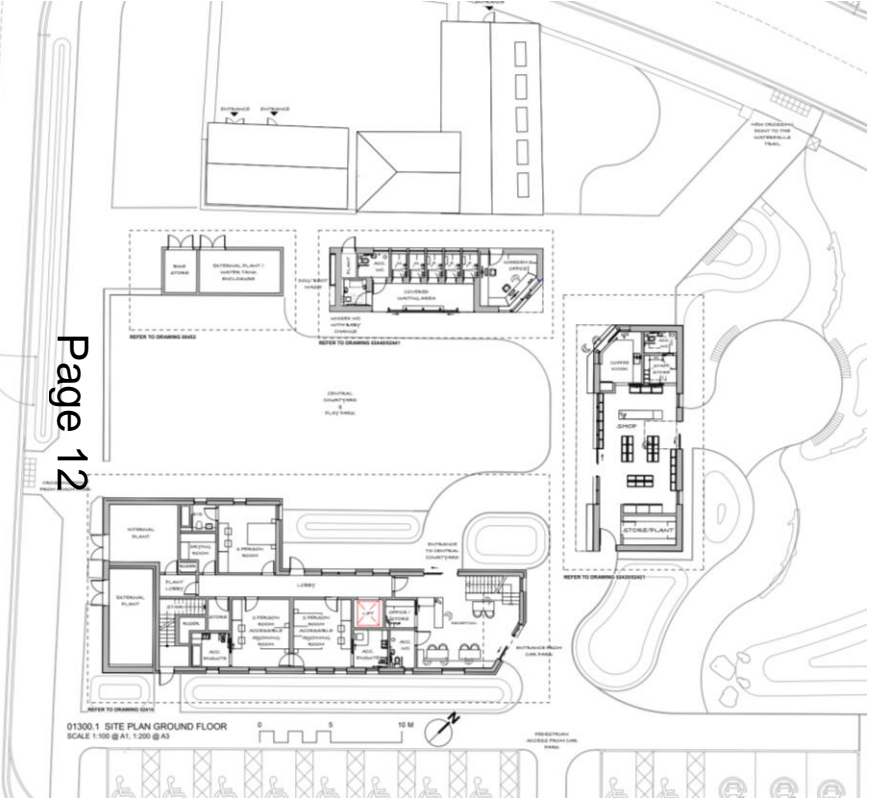
Application site boundary



00200.1 SITE PLAN AS PROPOSED  
SCALE 1:500 @ A1, 1:1000 @ A3

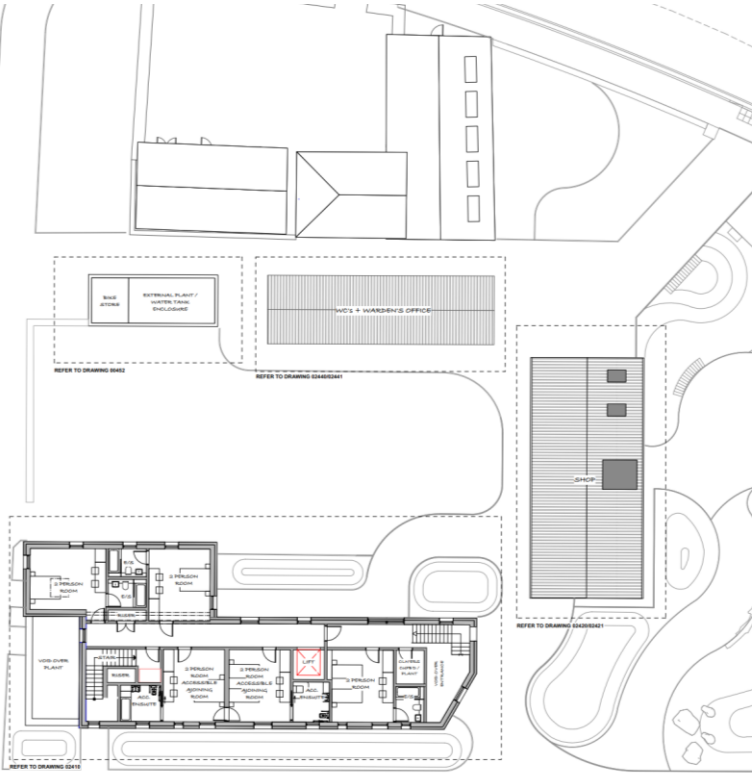
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# Ground Floor Plans

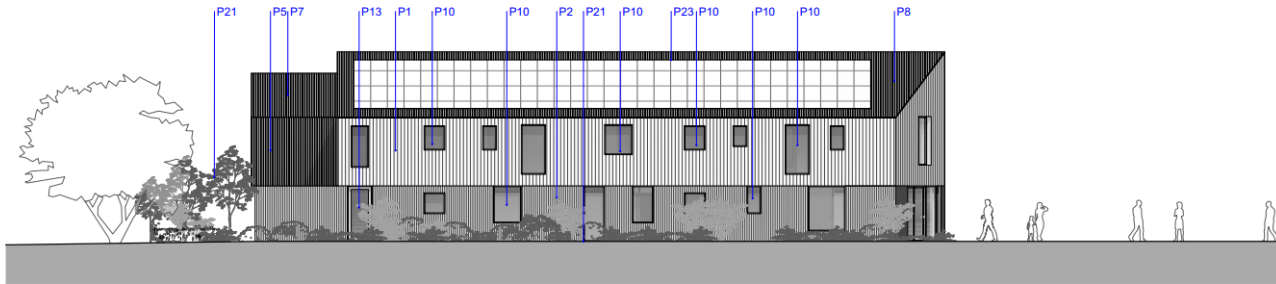


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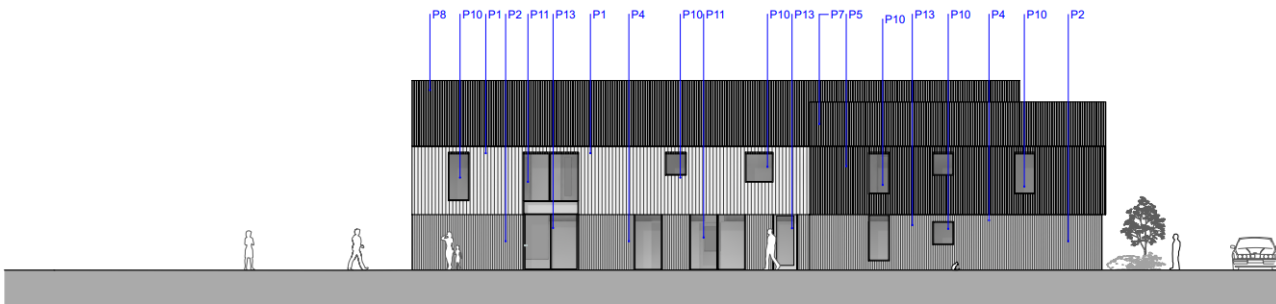
# First Floor Plans



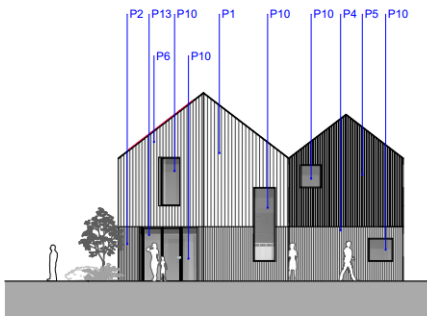




02410.1 SOUTH EAST ELEVATION  
SCALE 1:100 @ A1, 1:200 @ A3



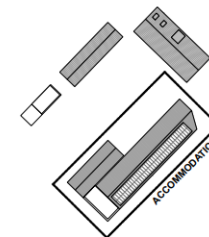
02410.2 NORTH WEST ELEVATION  
SCALE 1:100 @ A1, 1:200 @ A3



02410.3 NORTH EAST ELEVATION  
SCALE 1:100 @ A1, 1:200 @ A3

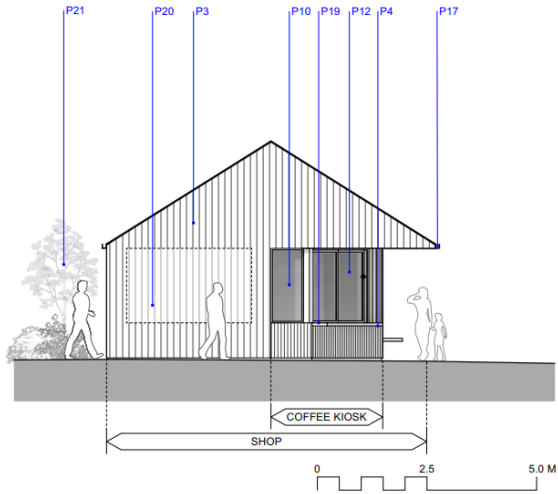


02410.4 SOUTH WEST ELEVATION  
SCALE 1:100 @ A1, 1:200 @ A3

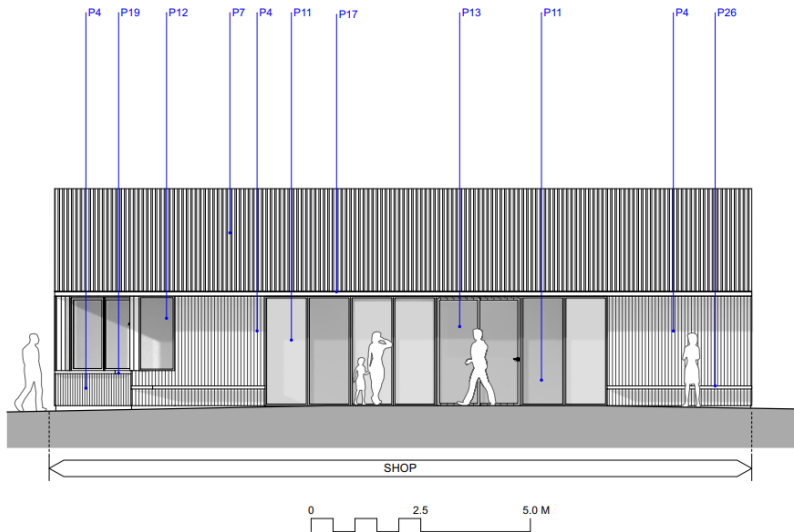


02410.5 KEY PLAN  
SCALE 1:500 @ A1, 1:1000 @ A3

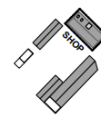




02421.1 NORTH WEST ELEVATION  
SCALE 1:50 @ A1, 1:100 @ A3



02421.2 SOUTH WEST ELEVATION  
SCALE 1:50 @ A1, 1:100 @ A3



02421.3 KEY PLAN  
SCALE 1:1000 @ A1, 1:2000 @ A3











<u>APPLICATION NO:</u> P2024/0685	<u>DATE:</u> 24-10-2024
<b>PROPOSAL:</b>	The refurbishment of the Princess Royal theatre and civic square, including extension of the theatre.
<b>LOCATION:</b>	Princess Royal Theatre Port Talbot Civic Centre Access To Port Talbot Civic Centre Port Talbot
<b>APPLICANT:</b>	Head of Property and Regeneration
<b>TYPE:</b>	Reg 3- Council Development.
<b>WARD:</b>	Aberavon



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**Views**

1. View towards the Civic Centre entrance with square in the foreground
2. Theatre entrance
3. Delivery and back of house entrance to Theatre
4. Civic Centre and Theatre entrances
5. View of Civic Square
6. View across square towards the pedestrian bridge
7. View of the stage from the upper circle
8. View from the lower seating looking up towards the upper circle
9. Entrance space





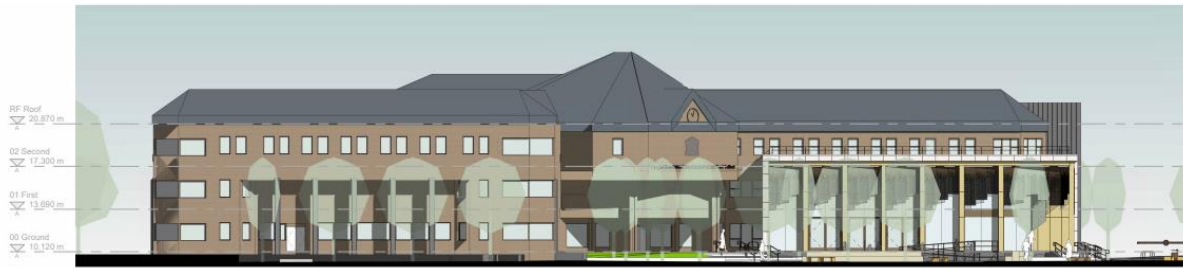
- Keys**
- Redline Boundary
  - Trees Removed
  - Existing Tree Retained
  - Proposed Tree
  - Proposed Xmas Tree
  - Existing Grass Retained
  - Grass
  - Ornamental Planting
  - SuDS Planting
  - Green roof
  - Paving - Type 1
  - Paving - Type 2
  - Paving - Type 3
  - Asphalt
  - Ramp
  - Bench
  - Bin
  - Public lighting to engineers design
  - Security Bollards
  - Cycle Stand
  - Gate Barrier

**NOTES:**  
 NOT FOR SITE PURPOSES: This drawing is a general arrangement plan only and is not intended for site construction.  
 SCALE: Do not scale from this drawing.  
 SETTING OUT: All setting out levels, dimensions to be agreed on site. Do not use in conjunction with this drawing without checking all dimensions on site. Any discrepancies between drawings, specifications and site works are to be reported to The Urbanists. Order of construction and setting out to be agreed on site.  
 CHECK: This drawing must be the latest revision, read in conjunction with all other drawings, details, specifications and schedules. All dimensions are in millimetres unless otherwise stated. Errors and omissions or inconsistency between the drawings shall be the responsibility of the client. It is the client's responsibility to ensure that the drawings are used for the intended purpose. The Urbanists shall not be responsible for any errors or omissions in the drawings or for any consequences arising from the use of the drawings.

No.	Date	By	Revision Notes
PD1	08/09/2024	WA	First Issue
PD2	25/09/2024	WA	Stage 3 - Layout updates
PD3	25/09/2024	WA	Stage 3 Issue
PD4	15/10/2024	WA	Planning Issue







**1. Proposed Long Front Elevation**  
1 : 200



**2. Proposed Long River Elevation**  
1 : 200



**3. Proposed Road Elevation**  
1 : 200













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Beth Sydd Maen  
What's on

- 15.10.24 Beth Sydd Maen
- 16.10.24 Cymru Ffynon a Ffôn
- 24.10.24 Country Roads
- 25.10.24 Cymru Ffynon a Ffôn
- 26.10.24 Cymru Ffynon a Ffôn
- 27.10.24 Cymru Ffynon a Ffôn
- 28.10.24 Cymru Ffynon a Ffôn
- 29.10.24 Cymru Ffynon a Ffôn
- 30.10.24 Cymru Ffynon a Ffôn
- 31.10.24 Cymru Ffynon a Ffôn
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- 2.11.24 Cymru Ffynon a Ffôn
- 3.11.24 Cymru Ffynon a Ffôn
- 4.11.24 Cymru Ffynon a Ffôn
- 5.11.24 Cymru Ffynon a Ffôn
- 6.11.24 Cymru Ffynon a Ffôn
- 7.11.24 Cymru Ffynon a Ffôn
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