

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

Democratic Services
Gwasanaethau Democrataidd

Chief Executive: F.O'Brien

Date: 16 December 2024

Dear Member,

PLANNING COMMITTEE - TUESDAY, 17TH DECEMBER, 2024

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

Item

5. **Amendment Sheet - Re Item 5 - Application No. P2024/0586 - Land At Pontneddfechan And South of Pontneathvaughan Road** (Pages 3 - 4)

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, at land at Pontneddfechan and South of Pontneathvaughan Road.

Yours sincerely

Tammie Davies

p.p Chief Executive

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PLANNING COMMITTEE

17th December 2024.

AMENDMENT SHEET

AGENDA ITEM 5.

| | |
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| APPLICATION NUMBER: P2024/0586 | DATE: 13-09-24 |
| PROPOSAL: 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. | |
| LOCATION: Land At Pontneddfechan And South Of Pontneathvaughan Road | |
| APPLICANT: Head Of Property And Regeneration NPTCBC | |
| TYPE: Reg 3- Council Development | |
| WARD: Glynneath Central and East | |

The following conditions are proposed for amendment to the following:

6. Prior to commencement of development (excluding demolition), Road Safety Audits, stages 1 and 2 shall be submitted to and approved in writing by the Local Planning Authority, and prior to the first beneficial use of the development, hereby approved, Road Safety Audits stages 3 and 4 shall be submitted to and approved in writing by the Local Planning Authority. The Road Safety Audit shall be completed in accordance with GG 119 of the Design Manual for Roads and Bridges the Road Safety Audits shall include all works to be constructed on the public highway and the works shall be carried out in accordance with the Audits prior to the first beneficial use of the development.

Reason:

In the interests of highway and pedestrian safety and to ensure compliance with Policy TR2 of the Neath Port Talbot Local Development Plan.

Amendment as stages 3 and 4 are to be completed upon the completion of the development.

- 10 Prior to the commencement of development on site, excluding demolition, details shall be submitted to and approved in writing by the Local Planning Authority for the play park and courtyard as identified on plan 2326 00 Rev 16 (Site Ground Floor Plan as Proposed). The details shall include a block plan, elevation details, equipment details and any hard and soft landscaping. The play park shall then be implemented on site, as approved prior to the first beneficial use of the development.

Reason:

To ensure the acceptable delivery of the courtyard and play park and to ensure the proposal complies with Policy BE1 of the Local Development Plan.

Amendment for clarity on trigger for submitted details.

- 23 Prior to the first beneficial use of the proposed development commencing, if required by condition 9, a verification report which demonstrates the effectiveness of the agreed remediation works carried out in accordance within condition 9 shall have been submitted to and approved 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.

Amendment due to condition cross-referencing numbering error.