



PWYLLGOR CYNLLUNIO (ARBENNIG)

10.00 AM - DYDD MAWRTH, 8 TACHWEDD 2022

**CYFARFOD AML-LEOLIAD - SIAMBR Y CYNGOR PORT, TALBOT A
MICROSOFT TEAMS**

**RHAID GOSOD POB FFÔN SYMUDOL AR Y MODD DISTAW AR
GYFER PARHAD Y CYFARFOD**

Gweddarlledu/Cyfarfodydd Hybrid:

Gellir ffilmio'r cyfarfod hwn i'w ddarlledu'n fyw neu'n ddiweddarach drwy wefan y cyngor. Drwy gymryd rhan, rydych yn cytuno i gael eich ffilmio ac i'r delweddau a'r recordiadau sain hynny gael eu defnyddio at ddibenion gweddarlledu a/neu hyfforddiant o bosib

Rhan 1

1. Penodi Cadeirydd
2. Croeso a galw'r rhestr
3. Datganiadau o fuddiannau
4. Gwneud cais am ymweliad(au) safle gan y ceisiadau a gyflwynwyd

Adroddiad/au gan Bennaeth Cynllunio a Diogelu'r Cyhoedd

Adran A - Materion i'w Penderfynu

Ceisiadau Cynllunio wedi'u hargymell ar gyfer Cymeradwyaeth

5. Cais Rhif. P2020/0766 - Wildfox (*Tudalennau 5 - 62*)
Cais am gymeradwyaeth ar gyfer materion a gadwyd yn ôl (golwg, tirlunio, cynllun a graddfa) mewn perthynas â'r cynllunio amlinellol, cyf. P2018/0493, a roddwyd ar 18/01/2022 am gyrchfan antur

arfaethedig a fydd yn cynnwys 600 o gabanau/fflatiau, gwesty â 100 o welyau gyda spa cysylltiedig, sgwâr canolog yn cynnwys bwytaï, gweithgareddau hamdden a siopau, gweithgareddau antur ac adeiladau cysylltiedig (gan gynnwys chwaraeon eithafol, gweithgareddau alpaidd/sgîo a choedwig a Trax & Trail) bwytaï ac adeiladau gweinyddol a chynnal a chadw cysylltiedig, a pharcio ar gyfer tua 850 o geir, yn ogystal â gweithrediadau tirlunio, draenio a pheirianeg cysylltiedig gan gynnwys ailbroffilio tir, triniaeth ffin, adeileddau cynnal, goleuadau allanol a theledu cylch cyfyng, a dargyfeirio hawliau tramwy cyhoeddus. Gan gynnwys cyflwyno manylion dan amod 9 (lefelau), amod 10 (cynllun rheoli gwastraff), amod 12 (deunyddiau), amod 17 (asesiad ynni), amod 18 (cynllun rheoli amgylcheddol ar gyfer adeiladu strategol), amod 21 (cynllun strategol ar gyfer rheoli'r dirwedd ac ecoleg), amod 25 (arolygon mawn), amod 26 (rheoli mawn), amod 27 (draeniad), amod 28 (safleoedd nythu artiffisial), amod 34 (mannau parcio ceir), amod 35 (mynediad i droedffordd/feiciau) ac amod 40 (cynllun goleuo)

Adran B - Materion Er Gwybodaeth

6. Penderfynu ar Apeliadau - 3 HYDREF 2022 A 31 HYDREF 2022 (*Tudalennau 63 - 64*)
7. Penderfyniadau Dirprwyedig - 3 HYDREF 2022 A 31 HYDREF 2022 (*Tudalennau 65 - 82*)
8. Eitemau brys
Unrhyw eitemau brys yn ol disgrisiwn y Cadeirydd yn unol ag Adran 100B (4) (b) o Ddeddf Llywodraeth Leol 1972.

K.Jones
Prif Weithredwr

Canolfan Ddinesig
Port Talbot

Dydd Mercher, 2 Tachwedd 2022

Aelodaeth Pwyllgor:

Cadeirydd: Y Cyngorydd C.James

Is-Gadeirydd: Y Cyngorydd J.Jones

Aelodau: Y Cyngorydd S.Paddison, D.Keogh, R.Davies,
T.Bowen, H.Davies, C.James, L.Jones,
C.Jordan, C.Phillips a/ac S.Thomas

Aelod Cabinet: Y Cyngorydd W.F.Griffiths

Gwneud cais i siarad yng nghyfarfod y Pwyllgor Cynllunio

Mae gan y cyhoedd hawl i fynd i'r cyfarfod ac annerch y pwyllgor yn unol â gweithdrefn gytunedig y cyngor sydd ar gael yn www.npt.gov.uk/planning.

Os hoffech siarad yn y Pwyllgor Cynllunio ynghylch cais yr adroddwyd amdano i'r pwyllgor hwn, mae'n rhaid i chi:

- Gysylltu â'r Gwasanaethau Democrataidd yn ysgrifenedig, naill ai drwy'r post yn: Y Ganolfan Ddinesig, Port Talbot SA13 1PJ, neu'n ddelfrydol drwy e-bostio: democratic.services@npt.gov.uk.
- Sicrhau eich bod yn gwneud eich cais i siarad ddau ddiwrnod gwaith cyn dyddiad y cyfarfod fan bellaf (erbyn 2pm ar y dydd Gwener blaenorol os yw'r cyfarfod ar ddydd Mawrth).
- Nodi'n glir rif yr eitem neu'r cais rydych am siarad amdani/o a chadarnhewch a ydych yn cefnogi'r cais neu'n ei wrthwynebu.
- Rhoi eich enw a'ch cyfeiriad (a fydd ar gael i'r cyhoedd oni bai fod rhesymau penodol dros gyfrinachedd).

Sylwer, dim ond un person sy'n gallu siarad ar ran pob 'categori' ar gyfer pob cais h.y. y gwrthwynebydd, y cefnogwr, yr ymgeisydd/asiant, y Cyngor Cymuned/Tref. Ceir manylion llawn yng ngweithdrefn gytunedig y cyngor.

Yn ogystal, os yw gwrthwynebydd yn dymuno siarad, hysbysir yr ymgeisydd/asiant gan y cyngor.

Os ydych yn dymuno trafod unrhyw agwedd ar siarad cyhoeddus, ffoniwch dîm y Gwasanaethau Democrataidd ar 01639 763313.

Cyflwyno sylwadau ar geisiadau cynllunio yr adroddir amdanynt i'r pwyllgor

Os ydych yn dymuno cyflwyno sylwadau ar gais a gyflwynir i'r Pwyllgor Cynllunio hwn, sylwer bod rhaid i'r Adran Gynllunio dderbyn y rhain erbyn 2.00pm ar y dydd Gwener cyn cyfarfod y pwyllgor fan bellaf (yn seiliedig ar y cyfarfod dydd Mawrth arferol). Os nad yw'r cyfarfod ar ddydd Mawrth, dylid eu derbyn erbyn 2.00pm ar y diwrnod gwaith olaf ond un cyn y Pwyllgor Cynllunio fan bellaf.

Caiff sylwadau a dderbynnir yn unol â phrotocol y cyngor eu crynhoi a, lle y bo'n briodol, gwneir sylwadau arnynt ar ffurf Taflen Ddiwygio, a ddosberthir i aelodau'r Pwyllgor Cynllunio drwy e-bost ar y noson cyn cyfarfod y pwyllgor, a'i chyflwyno ar ffurf copi caled yn y cyfarfod.

SECTION A – MATTERS FOR DECISION

Planning Applications Recommended For Approval

<u>APPLICATION NO:</u> P2020/0766	<u>DATE:</u> 20.09.2022
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).	
LOCATION:	Land At Pen Y Bryn, Croeserw, Cymmer
APPLICANT:	Claire Pearce Wildfox Resorts Afan Valley Ltd
TYPE:	Reserved Matters
WARD:	Cymmer and Glynccorwg Gwynfi and Croeserw

BACKGROUND

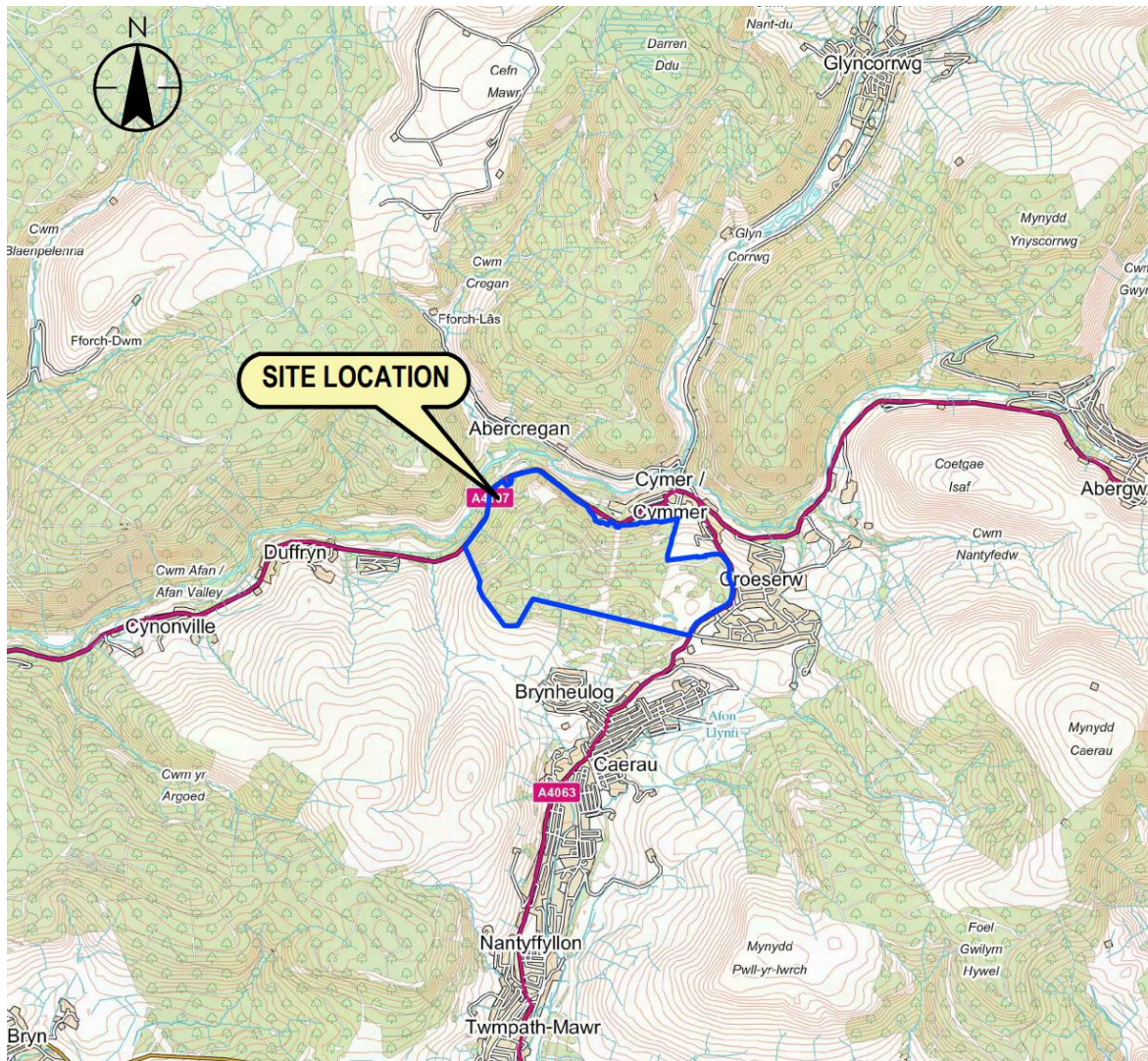
The application is being brought before Committee due to its Strategic Importance and public interest.

SITE AND CONTEXT

The application site comprises 132.5 hectares of former forestry plantation, located on the southern slopes of a deeply dissected 'U' shaped glacial valley of the River Afan. It is bounded to the North by A4107, Brytwn Road, beyond which is the

settlement of Cymmer and the wider valley setting of the River Afan rising to the North towards Blaen Cregan and the Ffynon Oer Wind Farm. To the East the site is bounded by Maesteg Road and Pen y Bryn (A4063) beyond which is the settlement of Croeserw and Cwm Nantfyedw.

To the South the site boundary follows the district boundary between this Authority and Bridgend County Borough Council. To the West, the site is defined by the boundary between the former forestry plantation and wider pasture land.



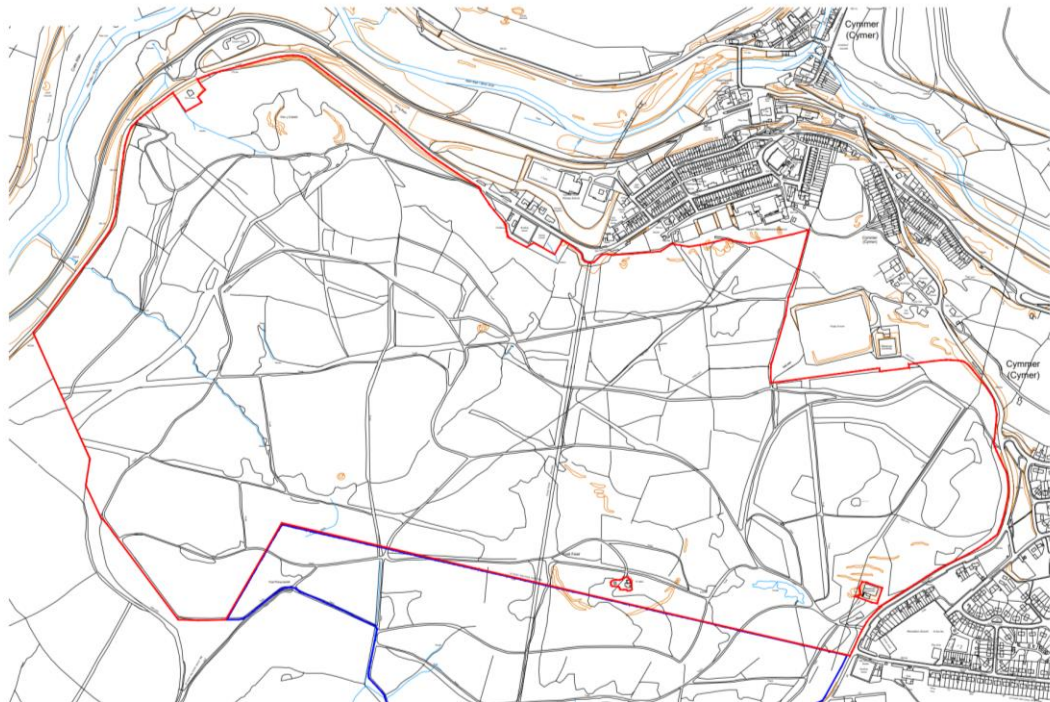
Existing vehicular access to the site is from Pen y Bryn (A4063) at the eastern boundary of the site, which provides access to the underground reservoir and the communication masts, one to the southern edge and one to its south eastern corner.

There are a number of footpaths and bridleways passing through the site including BR42, FP66 located in the eastern half of the site which commences at the southern edge of Cymmer and continues southwards into Bridgend County Council's

jurisdiction and BR43 and BR44 located in the western half and accessed from the A4063.

The wider Afan Valley has an extensive network of cycle trails, with the majority located within the Afan Forest Park. Wind turbines are prominent throughout the landscape.

Wildfox Resorts, Afan Valley
Site Location Plan



The site was granted outline consent at committee on 12th October 2021 subject to the signing of a legal agreement under section 106 based on the following broad Heads of Terms:

- Inclusion of a Legal Framework to address provision of Solar farm site and another off-site compensation site/s and associated Habitat Management Plans in accordance with a sequential approach, to include the payment of an 'Ecological Compensation Contribution' of £1.25 million to the Council in the event an additional site cannot be secured in advance of development commencing.
- Contribution towards / provision of access to and improvements to National Cycle Network Route 885
- Implementation (as far as practicable having regard to site works) of advanced structural landscaping.

and subject to the requirement that Wildfox are joined as a developer party to the section 106 agreement.

1. That if the required section 106 agreement is not completed by 12th April 2022, that delegated authority is given to refuse planning permission on the basis that in the absence of the required legal agreement, the identified environmental impacts of the development, notably on biodiversity / habitat, would not be mitigated, precise reasons to be agreed in consultation with the Chair of Planning.
2. That delegated authority is given to the Head of Planning & Public Protection and Development Manager – Planning, to make changes to the conditions and/or Heads of Terms of the required legal agreement, subject to consultation with the Chair of Planning, up to the point where the legal agreement is signed and outline consent issued.
3. That in order to ensure expeditious decisions are made on all associated matters, in the interests of programme delivery, the Planning Committee resolves that power to determine all subsequent applications (including but not limited to discharge of conditions and reserved matters) remain delegated to the Head of Planning & Public Protection and Development Manager - Planning in accordance with the Delegated Arrangements, albeit in the event of local member objections such decisions are to be ratified by the Chair of Planning.

This agreement was signed on the 18th January 2022 and the decision notice issued.

Following the grant of outline planning permission intrusive ground testing works were undertaken on site which have confirmed geological constraint features not identified at the outline planning application stage. Together with additional constraints which mean that some areas previously identified at the outline stage could no longer support development as previously proposed . As a consequence, the applicant submitted a Section 96A (non-material amendment) application to provide a design solution in light of the newly identified constraints within the site. That application was subsequently approved on the 6th September 2022.

DESCRIPTION OF DEVELOPMENT

This application seeks approval of reserved matters which includes the following development areas comprising activity zones and key buildings within the Resort all of which are shown on the masterplan below. It is the intention of the applicant to fully develop out and open the site as one. Ecological translocation and creation works require the site to be phased in terms of construction.



Guest Lodges

- Guest accommodation comprising of 570 units are to be provided over 4 zones within the site (Trax & Trails & Forest Lodges 220 units, Alpine Lodges 205 units, Sports Lodges 100 units and Alpine Lodges 45 units) and of varying sizes (both terraced and detached); all with outdoor decks and en-suite facilities. and comprising

- 170 x 2-bed (4 person)
- 278 x 3-bed (6 person)
- 120 x 4-bed (8 person)
- 1 x 5-bed premium (10 person)
- 1 x 10-bed premium (10 person)

Examples of Lodge design



Wildfox Hotel

The proposed hotel measures 47m x 188m x 12m high and would comprise of 50-bedrooms, including back-of-house offices and stores, fitness centre, business centre, conference suite, large food & beverage (F&B) offering, commercial kitchen, retail, staff welfare facilities & plant.

Additional guest accommodation in the form of 15 No. apart-hotel rooms in a separate structure located immediately to the South of the hotel incorporating a bike hire facility on the ground floor will also be provided. This building measures 46m x 16m x 9m high.

Guest Parking

A multi-storey parking structure below the Wildfox Hotel is proposed which would provide 650 guest/visitor spaces; including 34 disabled spaces and 130 EV charging spaces. Accessed from the West as approved under the outline consent.



Rock & Wild

This building measures 110m x 117m x 15m high and comprises indoor water park and canyoning, changing facilities, back-of-house offices and stores, Food & Beverage offer, prep. Kitchen, ancillary retail, E-sports lounge, medical centre, staff welfare facilities and changing, plant



Wildfox Mountain

This building measures 50m x 63 x 19m It provides an Indoor climbing hall, bouldering hall, and family adventure hub, changing facilities, back-of house offices and stores, food & beverage offer, prep and kitchens, ancillary retail, VR area, medical centre, staff welfare facilities and changing, outdoor terraces and arrival/departure points for downhill activities.

Wildfox Spa

This building measures 40m x 50m x 13.7m and comprises a Spa & wellness suite for 75 to 100 guests per day including private treatment rooms, cloakroom, retail, Food & Beverage offer, changing facilities, outdoor pool, back-of-house offices and stores, staff welfare facilities and changing, plant.



The above plan highlights the central plaza area, framed by the hotel to the west, rock and wild to the East , and the Spa to the South.

Summit Hub

This building measures 6.5m x 23m x 5m high and comprises a Food & Beverage offer, storeroom, welfare facilities, viewing area and plant, together with an external viewing area and external areas for downhill luges and trikes.

Forest Hub

This building measures 4.5m x 9m x 4m high and comprises a welfare and drink facilities and external spray down facility for bikes and external staging area for vehicle uplift system.

Staff Compound

This comprises a 250 space surface car park for staff, service yard for deliveries, and a building measuring 46m x 23m x 7m providing large site-wide stores, commercial kitchen, staff canteen, staff welfare and changing facilities. The area will also be provided with cycle parking and electric charging.

Arrivals building

This building would be sited to the east of the main visitor entrance and measures 13m x 35m x 5m high providing drive-through resort check-in desks together with welfare facilities for staff.

All of the building dimensions and heights referred to above are compliant with the consented outline application parameters plan, drawing ref: 17023 (90) 210 O.

Access

Two main access points are proposed into the site, the new visitor access would be constructed off the A4107 Brytwn Road located to the West. With an existing site access being improved off the A4063 Pen-Y-Bryn at the East of the site for staff and servicing. It should be noted that the points of access were matter that was considered at the outline stage, as was the Transport Assessment for the development as a whole.

The proposed spine road which runs from West to East through the site follows the line of an existing forestry vehicular route and provides the link from the arrivals building through to the central plaza and visitor parking and the mountain activity buildings to the staff facilities to the East of the site. A number of routes to access lodges are to be created, following the contours of the site, which will allow access to the lodges on change over Days. Outside of these times, the site is predominantly car free.

The proposals include a series of primary and secondary cycle and mountain bike trails which will link the various activities and residential accommodation within each of the zones.

A landscape buffer is proposed along the north and eastern boundaries together with the southern ridgeline in accordance with the outline permission, to create areas of strategic landscaping.

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)

Each of these conditions, and the information submitted is assessed in more detail within the following report.

Members should be aware that there are also a number of conditions yet to be submitted and approved prior to any development taking place on site and these include;

- 13- Secured agreement of a written scheme of historic environment mitigation
- 14- Intrusive site investigations for the mine entries and shallow coal workings
- 15- Construction Noise and Vibration Management Plan
- 16- Construction Method Statement
- 19- Phase Construction Environmental Management Plan (Phase CEMP)
- 20- Ecological clerk of works or on-site ecologist.
- 22- Detailed phase Ecological and Landscape Management Plan (ELMP)
- 31- Connection on the public sewerage system has been identified by a hydraulic modelling assessment.
- 32- Work shall not commence on any building hereby permitted until such time as a potable water scheme
- 33- Impacts on strategic water mains and/or service reservoirs.

36- Assessing the impact that any development will have on the Cymmer Tunnel.

There are also a number of further pre-operational conditions, and regulatory conditions that can all be seen on the host planning permission P2018/ 0493.

All plans / documents submitted in respect of this application can be viewed on the [Council's online register](#).

NEGOTIATIONS

Members are advised that extensive discussions have taken place with the Applicants during the last 12 months and during the application process which has resulted in further clarification and the submission of additional information being provided.

PLANNING HISTORY

The application site has the following relevant planning history: -

P1990/7698 - Leisure facilities - Approved 12/11/93

P2002/009 - Adventure Holiday Park -Approved 10/2/03

P2008/0099 - Variation of Condition 3 & 4 of Application P2002/0009 for extension of time to submit reserved matters application - Approved 9/7/08

P2008/1567 - Variation of Conditions 1,2,3 & 4 of planning application P2008/0099 to allow phased submissions of reserved matters - Approved 19/3/10

P2018/0493 - Outline planning application (including access) 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. - Approved 18/1/22

P2022/0672 - Non-Material Amendment to planning application P2018/0493 to amend land uses proposed in the parameter zones, mostly maintaining the zone areas footprints other than minor changes to the shape of the Central Plaza Zones, and maintaining the consented building sizes and building height parameters for each of the zones (except hotel). Amendment to siting of lodges within Trails and Lodges Zone (west and central) only with no lodges in the Wildfox Forest Zone (east),

removal of car park from the south-west of the site, re-alignment of the internal distributor road, amendment of the building parameters in the Wildfox Hotel Zone (formerly known as X-Sports Village Zone), introduction of forest activity hub into the Forest Zone and removal of water attenuation features from the Parameters Plan and new annotation applied to the Concept Plan and variation of Conditions 5 and 23 to amend associated plan references.- Approved 6/9/22

P2022/0900 - Non-material amendment to the wording of condition 24 (ecological statement of compliance with the objectives of the Strategic Ecological Landscape Management Plan (SELMP) To remove reference to reserved matters submission, of planning permission P2018/0493 (adventure resort development) - Approved 27/10/22

CONSULTATIONS

The Coal Authority – No objection.

Energy Manager – Raises comments in respect of the detail provided.

Natural Resources Wales – No objection

Biodiversity Officer – No objection subject to conditions

Welsh Water – No objection

The Head of Engineering and Transport (Drainage) – Note that SABS approval required.

The Head of Engineering and Transport (Highways) – No objection subject to the imposition of further conditions.

Environmental Health Officer – Raises no objection to the details submitted under Condition 40.

Bridgend County Borough Council – No reply, therefore no observations to make.

Public Rights Officer – Advises that PROWs shall be protected at all times and any damage shall be rectified to the satisfaction of the authority. Noting that any diversion would require separate approval.

Glamorgan Gwent Archaeological Trust – No objection.

Crime Prevention Officer – Raises comments in respect of layout for the developer to be aware of in respect of secured by design principles.

REPRESENTATIONS

The neighbouring properties were consulted on 21st September 2022.

A site notice was also displayed on 22nd September 2022.

The application was also advertised in the press on 24th September 2022.

In response, to date 3 no. representations have been received, with the issues raised summarised as follows: -

- Condition 13 which relates to archaeology has been removed from this application which in turn removes all the protection for any ancient monuments. Both scheduled monuments, Glycymer Cairn and the Heol yr Moch (British Trackway) will have no protection. Also I am investigating the mysterious disappearance of both these listed and scheduled ancient monuments from our respectful historical organisations records. Cadw, RCAHMW, NPT MAPS, and others. I am presently requesting that the both ancient monuments are listed (again) and you should also be aware that I have a similar application for the castle at Foel Fawr to become listed and a scheduled ancient monument. I am awaiting the results.
- Request that Condition 13 is re instated.
- Deeply concerned that our monuments are and will be possibly damaged and neglected.
- Records have disappeared from th NPT Planning's interactive map which detailed and located each monument, Cadw's interactive map which detailed and located each monument, RCAHMW's interactive map which detailed and located each monument.
- The development whilst lies outside Bridgend County Borough will impact the residents of Caerau and Maesteg.
- Cautiously in favour of the development, in the interests of the local economy relating to employment opportunities and visitors investigating the neighbouring area, but my caution primarily rests on the transport infrastructure.
- The main visitor entrance will be via the M4 at Port Talbot travelling along the A4107, with a secondary (and staff) entrance along the A4063. Both roads are unfit for the huge increase in vehicle numbers, with one particular section at Ponrhydyfen - for a very short distance - little more than a single track road due to a large slab of rock jutting out into the road, not to mention the stretch of road immediately near the junction for the M4.
- As for the A4063, BCBC has - by its own admission - stated the road has reached capacity at peak times within a planning application for a biomass plant at the old Llynfi power station. Although the Afan Valley road will be

advertised as the main route, many will see the A4063 has a short cut to the resort.

- Although public transport is mentioned within the documentation, it is cursory and only in relation to staff members - visitors should be given the option of travelling to the site by train and bus. Port Talbot has a mainline station, but the closest railway access is Maesteg, therefore both Councils should work together with the developer along with the various transport bodies to make non-car use a viable option for visitors and staff.
- Regarding Active Travel, again the developer will be required to contribute towards walking and cycling to the resort but presumably this will only be within the NPT area? Considering the lack of footway on the road from Caerau, the developer should also contribute towards a shared use path from Caerau to the resort.
- Considering the development lies over a disused railway tunnel, how will this affect any future proposal to open it up has a walking and cycling route in conjunction with the Rhondda tunnel?
- A solar farm is discussed within the planning documentation for energy needs. The land proposed lies at the boundary with Brynheulog (Caerau Parc). There is no definitive decision on whether this will be the primary source of power, therefore I do think it would be more beneficial if every lodge and building within the resort had its own solar panel installed, not to mention any open-space parking spaces have a "solar roof".
- In addition to transport, how will this project impact on health services? Princess of Wales is the closest A&E department - Neath Port Talbot hospital is minor injuries only. There will be over 2000 people at this resort at any given time.
- Its impact on local infrastructure on both sides of the planning boundary cannot be under-estimated and as such local transport needs to be "future proofed" to deal with it.

REPORT

The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet its sustainable development (or wellbeing) objectives. This report has been prepared in consideration of the Council's duty and the "sustainable development principle", as set out in the 2015 Act. In reaching the recommendation set out below, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

National Planning Policy:

[Future Wales: The National Plan 2040](#) is the national development framework, setting the direction for development in Wales to 2040. The development plan sets out a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate resilience, developing strong ecosystems and improving the health and wellbeing of our communities.

The following policies are of particular relevance to the assessment of this application:

- **Policy 4 – Supporting Rural Communities**

Confirms the Welsh Government's support towards sustainable and vibrant communities and advocates that development plan policies must consider how age balanced communities can be achieved and consider the role of new affordable and market housing, employment opportunities, local services and greater mobility in tackling these challenges.

- **Policy 5 – Supporting the rural economy**

Demonstrates WG support for sustainable, appropriate and proportionate economic growth in rural areas.

The supporting text associated with Policy 5 identifies the importance of rural communities developing strong economies and supporting local enterprise. Rural businesses and employment opportunities can reduce the need for workers to travel long distances and reduce reliance upon larger economic centres. It is recognised that the lack of employment opportunities is a key reason behind rural depopulation and this can contribute to deprivation and inequality. Developing local opportunities is important to retain workers, broaden skills and sustain communities. Foundational economic activities are recognised as being the backbone of the rural economy. In particular, tourism and leisure is recognised as a major and growing employer and contributor to the Welsh rural economy. Sustainable forms of tourism, including opportunities for active, green and cultural tourism, should be explored.

- **Policy 9 – Resilient Ecological Networks and Green Infrastructure**

'To ensure the enhancement of biodiversity, the resilience of ecosystems and the provision of green infrastructure, the Welsh Government will work with key partners to:

- identify areas which should be safeguarded and created as ecological networks for their importance for adaptation to climate change, for habitat protection, restoration or creation, to protect species, or which provide key ecosystems services, to ensure they are not unduly compromised by future development; and
- identify opportunities where existing and potential green infrastructure could be maximised as part of placemaking, requiring the use of nature-based solutions as a key mechanism for securing sustainable growth, ecological connectivity, social equality and well-being.

. ... In all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit) the resilience of ecosystems and green infrastructure assets must be demonstrated as part of development proposals through innovative, nature-based approaches to site planning and the design of the built environment.'

- **Policy 11 – National Connectivity and Policy 12 – Regional Connectivity**

Policies 11 and 12 relate to National and Regional Connectivity respectively and outline the Welsh Government's commitment to supporting investment to improve these. On a national level, this includes encouraging longer trips to be made by public transport and improving the rail, bus, road and cycle networks. Regionally, Active Travel through prioritisation towards walking and cycle is supported as well as the delivery of bus services, metros and ultra-low emission vehicle infrastructure.

Planning authorities should support developments associated with improvements to national connectivity and, where appropriate, maximise the opportunities that arise from them. Planning authorities must ensure that, where appropriate, new development contributes towards the improvement and development of the National Cycle Network and key links to and from it'.

- **Policy 17 – Renewable and Low Carbon Energy and Associated Infrastructure**

The Welsh Government strongly supports the principle of developing renewable and low carbon energy from all technologies and at all scales to meet our future energy needs. In determining planning applications for renewable and low carbon energy development, decision-makers must give significant weight to the need to meet Wales' international commitments and our target to generate 70% of consumed electricity by renewable means by 2030 in order to combat the climate emergency. In Pre-Assessed Areas for Wind Energy the Welsh Government has already modelled the likely impact on the landscape and has found them to be capable of accommodating

development in an acceptable way. There is a presumption in favour of large-scale wind energy development (including repowering) in these areas, subject to the criteria in policy 18. Applications for large-scale wind and solar will not be permitted in National Parks and Areas of Outstanding Natural Beauty and all proposals should demonstrate that they will not have an unacceptable adverse impact on the environment. Proposals should describe the net benefits the scheme will bring in terms of social, economic, environmental and cultural improvements to local communities. New strategic grid infrastructure for the transmission and distribution of energy should be designed to minimise visual impact on nearby communities. The Welsh Government will work with stakeholders, including National Grid and Distribution Network Operators, to transition to a multi-vector grid network and reduce the barriers to the implementation of new grid infrastructure.

[Planning Policy Wales \(Edition 11, February 2021\)](#) outlines the Welsh Government's commitment to the importance of 'places' and 'place-making', the importance of using previously developed land wherever possible in preference to greenfield sites, and the recognition of the health and wellbeing related benefits by creating a sense of place and improving social cohesion. PPW 11 confirms that the environmental components of places are intrinsically linked to the quality of the built and natural environment and contribute to the health and wellbeing of the people who live, work and play there. It emphasises the importance of creating sustainable communities and reducing reliance on the private car as part of a package of measures to reduce the country's carbon footprint and help tackle the climate emergency.

The following is of particular relevance in the assessment of this planning application:

The following guidance is of particular relevance in the assessment of this planning application (with related or relevant comments below):

- Paragraph 2.27 advises that planning authorities should ensure that social economic, environmental and cultural benefits are considered as part of the decision making process.

The benefits of each of these have been previously considered within the information which was originally submitted in support of the planning application, in particular the Environmental Statement, where the overall conclusions are set out in chapter 18. These have been assessed within the original report to Members the overall conclusions being that the benefits are substantial and outweigh any harm identified.

- Paragraph 3.60 of PPW states that development within the countryside should be located within and adjacent to those settlements where it can be best accommodated in terms of infrastructure, access, habitat and landscape conservation.
- Chapter 5 'Productive and Enterprising Places' covers the economic components of placemaking and states that *"a more Equal Wales can be achieved through promoting sufficient employment and enterprise opportunities for people to realise their potential and by recognising and building on the existing economic strengths of places to assist in delivering prosperity for all."*
- Section 5 of PPW Productive and Enterprising Places includes the development of land necessary for economic activity, including tourist related proposals.
- Paragraph 5.4.2 states that the Welsh Government seeks to maximise opportunities to strengthen the foundational economy, particularly the food, retail, tourism and care sectors which play such a prominent role throughout Wales; the planning system should be supportive of this aim. This is further supported at paragraph 5.4.4 which states that wherever possible, planning authorities should encourage and support developments which generate economic prosperity and regeneration.
- Paragraph 5.5 states that Tourism involves a wide range of activities, facilities and types of development and is vital to economic prosperity and job creation in many parts of Wales. Tourism can be a catalyst for regeneration, improvement of the built environment and environmental protection. In addition to supporting existing tourist areas, appropriate tourism-related development in new destinations is encouraged. In rural areas, tourism related development is an essential element in providing for a healthy and diverse economy. In addition to more traditional forms of rural tourism, planning authorities should plan positively for active, green and cultural tourism where they are appropriate. Development should be sympathetic in nature and scale to the local environment.

As previously concluded the proposals will deliver significant economic benefits to the area, with the location of the Site being selected not only due to its physical attributes which will support the proposed activities, but also due to its close proximity to a number of communities including Cymmer, Croeserw, Caerau and Maesteg.

- PPW Chapter 6 (Distinctive and Natural Places) covers the environmental and cultural components of placemaking, which are complementary to those of the Active and Social (Chapter 4) and Productive and Enterprising (Chapter 5) themes and collectively contribute towards the national sustainable placemaking outcomes.
- This includes (at 6.2.5) the need to enhance the quality of the built environment by integrating green infrastructure into development through appropriate site selection and use of creative design, to embed the benefits of biodiversity and ecosystem services into new development and places, helping to overcome the potential for conflicting Distinctive & Natural Places and contributing towards health and well-being outcomes.
- Paragraph 6.3.3 references landscape considerations and states that all the landscapes of Wales are valued for their intrinsic contribution to a sense of place, and local authorities should protect and enhance their special characteristics, whilst paying due regard to the social, economic, environmental and cultural benefits they provide, and to their role in creating valued places. Considering landscape at the outset of formulating strategies and policies in development plans and when proposing development is key to sustaining and enhancing their special qualities, and delivering the maximum well-being benefits for present and future generations as well as helping to deliver an effective and integrated approach to natural resource management over the long term.

These proposals will secure and deliver reforestation of large parts of the Site, with this being an integral part of the landscape strategy which accompanies the outline application submission. The landscaping scheme will be developed in tandem with the detailed design and as well as delivering benefits to the biodiversity across the Site, will also assist in softening the impact of the proposals upon the surrounding area. Whilst it is acknowledged that the benefits of this will not be seen overnight and in recognition of this and as outlined within the s106 Agreement, a programme of advanced landscape planting around the Site's perimeter will be implemented at an early stage.

- In terms of biodiversity, Paragraph 6.4.4 states that it is important that biodiversity and resilience considerations are taken into account at an early stage in both development plan preparation and when proposing or considering development proposals. Since these considerations are not confined by administrative boundaries they must be addressed strategically through consultation and collaboration with adjoining planning authorities and other bodies such as NRW and the third sector. All reasonable steps must be taken to maintain and enhance biodiversity and promote the resilience of

ecosystems and these should be balanced with the wider economic and social needs of business and local communities

PPW 11 is supported by a series of more detailed [Technical Advice Notes](#) (TANs), of which the following are of relevance: -

Technical Advice Notes

The following [Technical Advice Notes](#) are of relevance to this application:

- TAN 4 Retail and Commercial Development (2016)
- TAN 5 Nature Conservation and Planning (2009)
- TAN 11 Noise (1997)
- TAN 12 Design (2016)
- TAN 13 Tourism (1997)
- TAN 18 Transport (2007)
- TAN 20: Planning and the Welsh language (2017)
- TAN 23 Economic Development (2014)
- TAN 24 The Historic Environment (2017)

Local Planning Policies

The Local Development Plan for the area comprises the [Neath Port Talbot Local Development Plan](#) which was adopted in January 2016, and within which the following policies are of relevance:

Strategic Policies :

- **Policy SP1** Climate Change
- **Policy SP2** Health
- **Policy SP3** Sustainable communities
- **Policy SP4** Infrastructure
- **Policy SP6** Development in the Valleys Strategy Area
- **Policy SP10** Open Space
- **Policy SP12** Retail
- **Policy SP13** Tourism
- **Policy SP14** The Countryside and the Undeveloped Coast
- **Policy SP15** Biodiversity and Geodiversity
- **Policy SP16** Environmental Protection
- **Policy SP17** Minerals
- **Policy SP18** Renewable and Low Carbon Energy
- **Policy SP19** Waste Management

- **Policy SP20** Transport Network
- **Policy SP21** Built Environment and Historic Heritage

Topic Based Policies :

- **Policy SC1** Settlement limits
- **Policy I1** Infrastructure Requirements
- **Policy OS1** Open Space Provision
- **Policy R3** Out of Centre Retail Proposals
- **Policy TO1** Tourism Development in the Countryside
- **Policy EN6** Important Biodiversity and Geodiversity Sites
- **Policy EN7** Important Natural Features
- **Policy EN8** Pollution and Land Stability
- **Policy M1** Development in Mineral Safeguarding Areas
- **Policy RE2** Renewable and Low Carbon Energy in New Development
- **Policy W3** Waste Management in New Development
- **Policy TR2** Design and Access of New Development
- **Policy BE1** Design

Supplementary Planning Guidance:

The following SPG is of relevance to this application: -

- [Planning Obligations](#) (October 2016)
- [Parking Standards](#) (October 2016)
- [Pollution](#) (October 2016)
- [Open Space & Greenspace](#) (July 2017)
- [Renewable and Low Carbon Energy](#) (July 2017)
- [Design](#) (July 2017)
- [Landscape & Seascape](#) (May 2018)
- [Biodiversity and Geodiversity](#) (May 2018)
- [Development and the Welsh Language SPG](#) (July 2017)

Environmental Impact Assessment (EIA) and Appropriate Assessment (AA) Screening

The application site exceeds the Schedule 2 threshold for development of this type as outlined within the Environmental Impact Assessment Regulations. As such the application has been screened in accordance with the requirements of Schedule 3 of the Regulations.

The findings of the screening report were that the scale and nature of the potential impacts associated with the development both alone and in combination with other developments within the area would not be of a type that would require the carrying out of an Environmental Impact Assessment or the subsequent submission of an Environmental Statement in support of the application.

The proposed development is not located within a zone of influence for any Special Area of Conservation (SAC), Candidate Special Area of Conservation (CSAC) or Ramsar sites and as such it is considered that an Appropriate Assessment as set down within the Conservation of Habitats and Species Regulations 2017 is not required.

Issues

Having regard to the above, the main issues to consider in this application relate to the principle of development, together with the impact on the visual amenity of the area, the amenities of neighbouring residents, highway and pedestrian safety and the free flow of traffic, archaeological interests, biodiversity, flooding, drainage, pollution control including noise, light and contamination.

Principle of Development

The proposed development under this application seeks reserved matters approval, and the proposed land use, and parameters of development, as approved under the outline permission, allow for this proposal. It should be noted that since the approval of outline consent there has been no material change in circumstances in respect of local and national planning policies and as such the proposal accords with the policies identified earlier in this report.

Impact on Visual Amenity

The outline planning application was supported with a design and access statement, and development parameters. An updated design and access statement to ensure that the overarching design principles are followed through to detailed design stages is required as part of any further reserved matters application and one has been submitted as part of this application.

In line with the outline Parameters Plan and Concept Masterplan, the main activity zones and buildings “hang off” a central circulation spine that runs through the site. The Wildfox Piazza acts as a central focus, linking three of the resort’s core facility and activity buildings, reinforcing the legibility of the site and acting as a waymarker and focus for guests as they move around the site.

The large water body and associated public realm of the piazza bring together the Wildfox Hotel, Rock and Wild and Wildfox Spa. The Wildfox Mountain area is situated to the south-east of the resort site plan, close to the highest point of the site, where the downhill activities will be created using the existing topography. The Wildfox Forest is set amongst the existing forest area of the site, reinforcing the character of that zone. It integrates with the downhill trails from the mountain as they weave through the trees to terminate at the Forest Hub at the North of the resort, where the upload for all the trails sets off to transport the equipment and participants back to the Mountain summit. Wildfox Terrain is located to the north-west of the site amongst some of the most challenging terrain, which again reflects the nature of the activities that will take place here.

Nestled between the key activity zones are 4 lodge accommodation areas, connected to the spine by a series of secondary, pedestrian dominated residential roads.

The outline application originally indicated that the visitor car parking would be on the sloping landform which would make it visible from the West and South West. This has now been relocated to beneath the hotel within the Wildfox Hotel Zone which is considered to be a significant betterment in visual impact.

In respect of the buildings, and in line with the concept proposals set out in the Approved Outline DAS, the building designs maximise the use of the existing landform. The key principles in the proposed design of the resort include the concept of creating forms that reflect the building use within and the use of high-quality, robust materials that respond positively to the local context. The creation of opportunities for framed views out of the site, the delivery of a holistic architectural response where the quality and aesthetic of the resort is embedded through all aspects of the building design, inside and out. The positive use of the site levels to create buildings that belong in their landscape and the creation of exciting volumes and spaces within the buildings through the positive exploitation of the existing site contours.

TYPICAL LODGE LAYOUT ILLUSTRATIVE PLAN



The land uses and built form proposed by this application conform with the consented scale parameters as amended by the s96 application approved under P2022/0672.

The submission includes details as required by Condition 9 of the outline consent which states;

As part of the submission of the first reserved matters application for each phase of development as agreed under Condition 7 full details of the existing and proposed ground levels and finished floor level of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved levels.

The application includes existing and proposed cross sections through key parts of the site, including sections through the main buildings. As set out previously, the orientation of the roadways and buildings within the site take into consideration the contours and existing topography to eliminate large areas of cut and fill. Utilising the landscape to step buildings up the slopes of the site, to ensure compliance with the parameters of development set by the outline permission, and to comply with the principles of the approved LVIA (Landscape visual impact assessment) within the approved Environmental Statement.

Details of the finished floor levels for each of the buildings has also been provided and for each of the lodges within a margin of +/- 0.5m. These details demonstrate that the proposal provides a layout and is of a scale that respects the existing

landform. it is therefore considered that the details submitted to satisfy the requirements of Condition 9 are acceptable.

The submission also includes details of external materials as required by Condition 12 of the outline consent which states:

In support of the first reserved matters for each phase of development details of all external materials including samples shall be submitted to and approved in writing by the Local Planning Authority. The development of that phase shall be carried out in accordance with the details as approved.

The details submitted include the following:

Arrivals Building

This building sets the scene for the resort as guests arrive on site. The materials selected reflect the two elements of the building: the angular, shard-like, folded forms of the canopy that wraps the building and the more traditional linear element of the office that sits beneath.

- Canopy: Standing seam cladding or similar approved. Colour: Anthracite, to be agreed with LPA
- Linear office form: Fibre cement cladding or similar approved. Colour: Patinated weathering steel, to be agreed with LPA
- PPC aluminium fascias. Colour: Anthracite, to be agreed with LPA

Hotel and Apartments

The materials have been selected to work with the sinuous form of the hotel and the more traditional linear element of the car park that sits beneath. The colour of the green glazed tiles intended to blend with the landscape beyond and the bronze perforated cladding to bed itself into the earth that the building “grows” from.

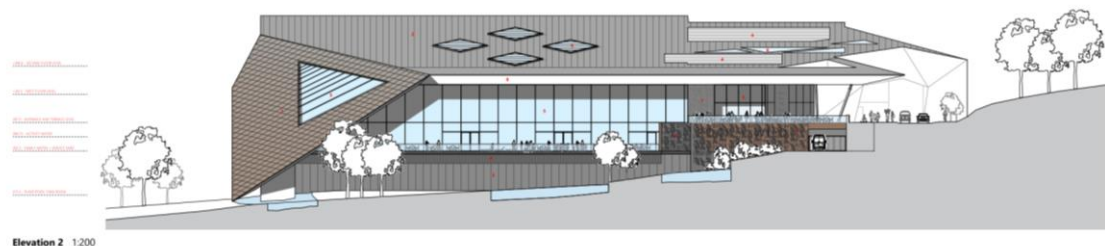
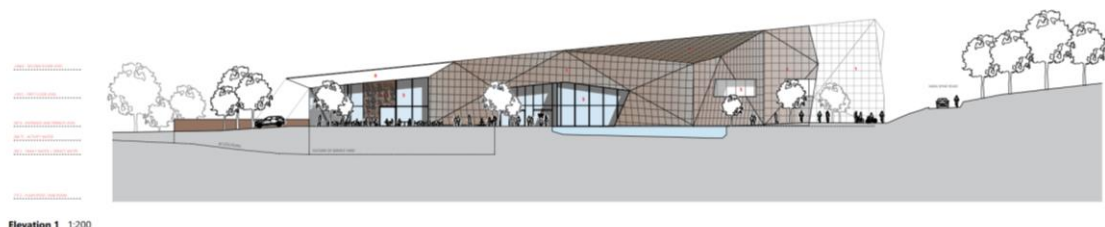
- Glazed ceramic vertical tiles to upper floor hotel elevations. Colour: Green, to be agreed with LPA
- GRC cladding panels or similar approved Colour: Warm Grey, to be agreed with LPA
- Geometric pattern metal rainscreen cladding to car park Colour: Bronze, to be agreed with LPA
- Stone rainscreen cladding. LPA
- PC Aluminium Louvres. Colour: Dark Grey, to be agreed with LPA
- Perforated metal panels. Colour: Patinated weathering steel, to be agreed with LPA.

Rock and Wild

The materials selected aim to work with the angular, folded forms of the structure that is designed to “grow out of the landform” and express the excitement of the activities that are housed within. The dark colours will appear as another rock formation as it cuts back into the landscape. The angled panels provide interest and relief through the way the natural light hits them providing movement to the expansive elevations.

- Kingspan Benchmark Dri-Design metal cladding. Colour: Green Grey/Multitone, to be agreed with LPA
- Standing seam metal roof. Colour: Dark Grey, to be agreed with LPA
- Flat metal cladding panels. Colour: Grey/Dark Grey, to be agreed with LPA
- PPC Aluminium Louvres.
- Glass curtain walling system
- Roof lights with integrated solar shading
- Perforated metal panels. Colour: Patinated weathering steel, to be agreed with LPA
- GRC cladding panels to soffits. Colour: White/off-White, to be agreed with LPA

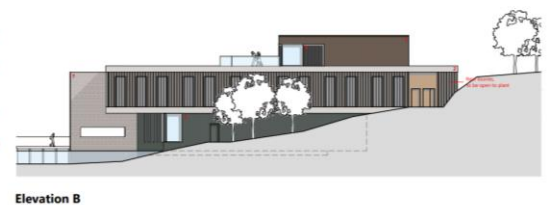
Wildfox Resorts, Afan Valley
Rock and Wild - Proposed Elevations



Wildfox Spa

The materials selected reflect the simple form and the well-being environment for the activities within. The lower level dark blue glazed tiles, whilst remaining earthy in colour, offer a reflective quality for the reflection pools that the building's entrance sits upon. The horizontality of the form is broken at first floor by the use of vertical bronze coloured louvres that also provide the privacy to the treatment rooms on the western elevation. The bronze is also a reference to the use of the colour on the hotel across the water. The roof is predominantly a biodiverse green roof so that its form blends seamlessly with the landscape of the land rising above it.

- Vertical metal cladding. Colour: Bronze, to be agreed with LPA
- Precast concrete cladding
- Vertical louvre system. Colour: Bronze, to be agreed with LPA
- Metal cladding system. Colour: Bronze, to be agreed with LPA
- Glazed profiled ceramic tiles. Colour: Dark Blue, to be agreed with LPA
- Dark stain timber effect cladding • Stone-effect rainscreen cladding



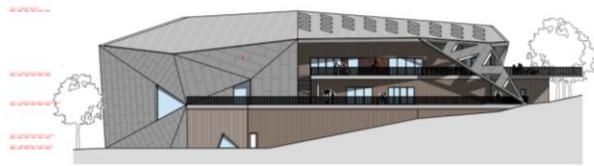


Wildfox Mountain

The form and materials have references to Rock + Wild – folded, “shard-like” elevations allow the building to manifest itself as a further rock projecting from the landscape. This is very much a response to the activities within; the building being home to the indoor climbing and bouldering facilities. Like Rock + Wild, the materials on Wildfox Mountain aim to work with the angular, folded forms of the structure that is designed to “grow out of the landform” and express the excitement of the activities that are housed within. The bronze varying facet panels to the elevations will offer different light qualities and reflections with a “glacier type” quality and the colour provides reference back to material elements within the hotel and Wildfox Spa.

- Vertical standing seam cladding or similar approved. Colour: Bronze, to be agreed with LPA
- Fibre-cement cladding. Colour: Dark Grey, to be agreed with LPA
- Open metal louvre system. Colour: Bronze, to be agreed with LPA
- Perforated metal panels. Colour: Patinated weathering steel, to be agreed with LP

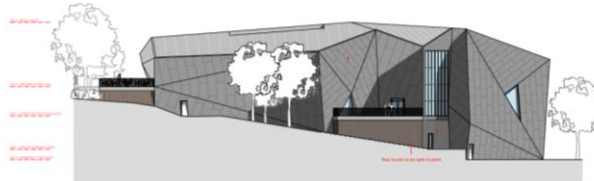
Wildfox Resorts, Afan Valley
Mountain - Proposed Elevations



Elevation A



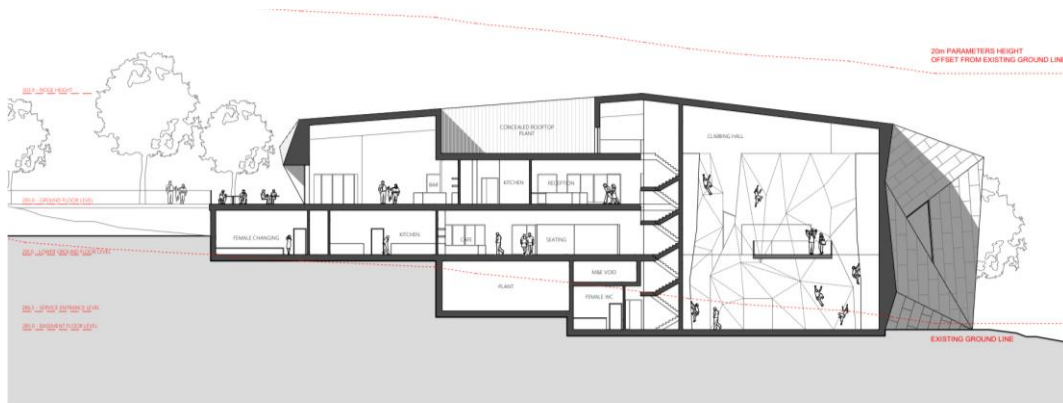
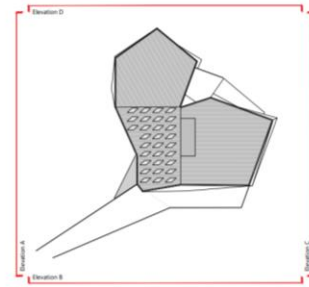
Elevation B



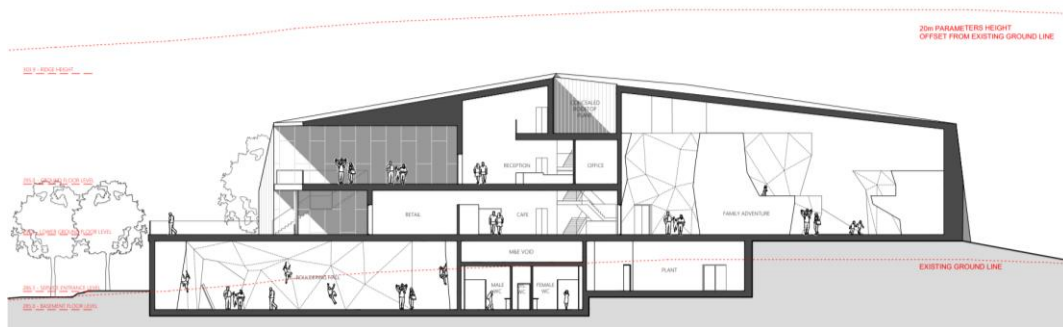
Elevation C

MATERIAL SCHEDULE

1. Vertical standing seam cladding or similar approved. Colour: Bronze. To be agreed with LPA.
 2. Floor - cement cladding. Colour: Dark Grey. To be agreed with LPA.
 3. Operable louvre system. Colour: Bronze. To be agreed with LPA.
 4. Perforated metal panels. Colour: Polished weathering steel. To be agreed with LPA.
- Placed roof - Metal standing seam. Colour: Grey. To be agreed with LPA.
 Rainwatering - PVC roof or similar agreed by LPA. Colour: Black. To be agreed with LPA.
 Doors and windows - Aluminium. Colour: Grey. To be agreed with LPA.
 Columns - Polished cast concrete.



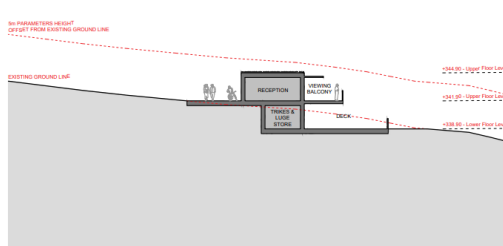
Section 1-1



Summit Hub and Restaurant

The horizontal building form sits low on the hillside ensuring that the southern ridge line remains unbroken. The materials have been selected to reflect the lodges which are located across the resort; a dark fibre cement clad lower floor emerges out of the hillside with the vertical seamed cladding set amongst the glazing at first floor. The extensive biodiverse green roof and the pennant sandstone ramp wall reinforce the “building within the landscape” approach – its’ form and materials deliberately chosen to make it recessive within the landscape.

- Vertical standing seam cladding or similar approved. Colour: Anthracite/Black, to be agreed with LPA
- Fibre cement cladding or similar approved. Colour: Slate, to be agreed with LPA • Precast concrete slab.
- Perforated patinated steel chimney

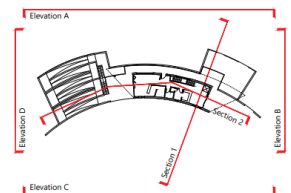


Section 1 1:200

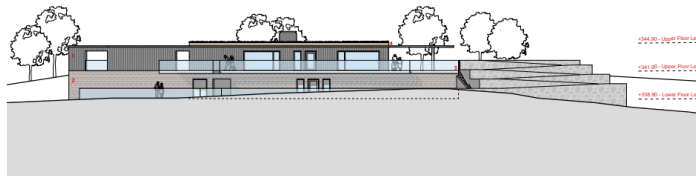
MATERIAL SCHEDULE

1. Vertical standing seam cladding or similar approved. Colour: Anthracite/Black, to be agreed with LPA.
2. Fibre cement cladding or similar approved. Colour: Slate, to be agreed with LPA.
3. Precast concrete slab.
4. Patinated steel

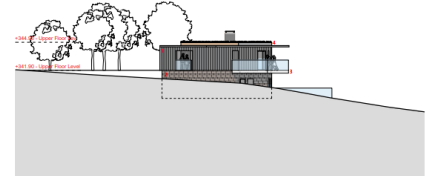
Chimneys - Perforated patinated steel
Flat roof - Extensive biodiverse green roof
Railings - PVC Steel. Colour: Black, to be agreed with LPA.
Doors and windows - uPVC. Colour: Dark grey, to be agreed with LPA.
Columns - Pre-cast concrete
Ramp - Pennant sandstone wall



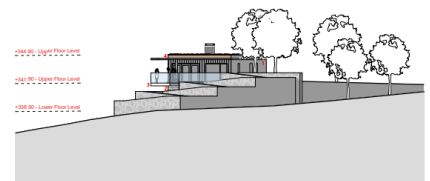
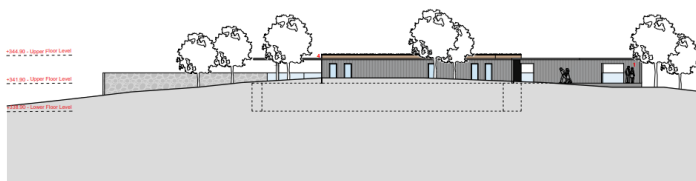
Ground Floor Plan 1:500



Elevation A 1:200



Elevation B 1:200



Forest Hub

The building is very simple in form to give it the feeling of a basic forest lodge and the materials have been selected to reflect that approach. The green coloured perforated cladding having a very practical architectural feel that blends in colour with the natural, forest environment. The extensive biodiverse green roof reinforces the “building in the forest” approach.

- Perforated metal cladding. Colour: Green, to be agreed by LPA
- Patinated weathered steel
- PPC steel channel, or similar. Colour: Anthracite/Black to be agreed by LPA. • Perforated patinated steel chimney

Staff/ Back of House

The building form is driven very much by operational requirements and the need to work within a very technically constrained part of the site. The dark coloured vertical seamed cladding is reference back to other elements of the site and the large, simple footprint provides the opportunity for an extensive biodiverse green roof.

- Vertical standing seam cladding or similar approved by LPA. Colour: Anthracite • Engineering Brick
- Powder coated grey roller shutter doors or similar approved by LPA
- Fibre cement panels or similar approved by LPA. Colour: TBA

Lodges

The proposed Lodges sit across a number of parameter zones: Trails and Trails Lodges Accommodation Zone 1A, Trails and Forest Lodges Accommodation Zone 1B, Alpine Lodges Accommodation Zone 2, Sports Lodges Accommodation Zone 3 and Alpine Lodges Accommodation Zone 4. There are 7 lodge types which vary according to size of unit and location on the site in relation to ground levels. A dark fibre cement clad lower floor generally emerges out of the hillside with a vertical seamed cladding sitting above. The extensive biodiverse green roof reinforces the “building within the landscape” approach, “locking” the lodges as much as possible into the hillside – their forms cut into the land and the darkness of their materials are deliberately chosen to make them almost invisible in the landscape.

- Vertical standing seam cladding or similar approved by LPA. Colour: Dark grey.
- Fibre cement cladding or similar approved by LPA. Colour: Warm grey.
- Patinated steel or similar approved by LPA.
- Perforated patinated steel Chimney.

Public Realm

It is proposed to use wooden and steel furniture across the resort with an emphasis on metal and stone within the Central Plaza to reflect both the building design and use of materials. The floor scape will complement the furniture and buildings by using stone and gravel of varying sizes and textures.

Due to the scale of the development proposed, and the supply of materials together with detailed design work which will evolve over the pre-construction phase. It is evident that some flexibility in the materials will need to be included, to ensure that the applicant can source materials that are appropriate at the time of construction, whilst ensuring that the overarching design principles and visual impact, together with build quality are not undermined.

As such whilst the details submitted are considered to be acceptable, a condition will be imposed on any permission issued, requesting samples of the materials for the buildings and public realm to be provided, and agreed, in line with the overarching details hereby approved, prior to their use on site.

Overall it is considered that the key elements of the design principles, as set out within the site wide design and access statement have been followed, and that the proposed development will accord with the overarching principles.

Impact on Residential Amenity

Residential dwellings are located to the East on Pen-T-Bryn on the opposite side of the road to the site boundary beyond which is the settlement of Croeserw. Wider settlements to the East include Abergwynfi and Blaengwynfi. To the South the site boundary follows the district boundary between this Authority and Bridgend County Borough Council. To the West, the Site is defined by the boundary between the former forestry plantation and wider pasture land to the West, beyond which are the small settlements of Duffryn Rhonda and Cynonville. A single dwelling known as Pen Castell stands on Brytwn Road and flanks the northern boundary of the site and some 420 metres to the North East of the proposed main site entrance.

It is considered that sufficient separation distances are provided between existing dwellings and the various elements of the proposed built development is achieved. Consequently, it is not considered that there would be any unacceptable effects from physical development.

It relation to potential noise and nuisance from the construction and operation of the resort the imposition of conditions 15 (Construction Noise and Vibration Management

Plan), 16 (Construction Method Statement) 61 (Hours of operation – Construction) attached to the outline consent will ensure that deliveries and noise and disturbance from this are minimised. The details in respect of these conditions have yet to be submitted.

In addition the lighting strategy for the site provides low level and key directional lighting only, with further information to be provided to ensure that within the wider landscape the site respects the rural location, and need to retain dark corridors for biodiversity.

While the introduction of the new uses, associated facilities and infrastructure would result in an increase in vehicular activity in close proximity to existing dwellings it is considered that on balance and having regard to the potential benefits which would be generated by the development, the proposal would not result in an unacceptable loss of residential amenity.

Parking and Access Requirements and Impact on Highway Safety

A Transport Assessment (TA) accompanied the outline application, which considered the capacity of the highway network and its suitability to accommodate the proposed development. An Addendum was also provided in response to issues raised by Bridgend CBC and NPT's highway engineers.

To facilitate safe access and egress to the development it is proposed to construct a new vehicular access in the form of a traffic signalled junction off the A4107 Brytwyn Road to the west of the site which will be the main access for visitors.

The staff car park located on the eastern side of the site adjacent will be accessed off the B4063 Pen y Bryn. Taking into consideration the predicted number of guest vehicular movements per changeover day and following clarifications and related design amendments within the addendum, the Head of Engineering & Transport raised no concerns with regards to highway and pedestrian safety at the two proposed access points, subject to conditions dealing with specific design matters and parking. Therefore, the issue of access in terms of location, and traffic generation was considered at the outline stage.

This application also includes details of parking as required by Condition 34 which states:

In support of the submission of the first of the reserved matters for each phase of development identified in Condition 7, a scheme detailing the phasing approach for the development reflecting the car parking requirements on site for that phase shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on that phase. The scheme as submitted shall identify all

permanent and temporary parking requirements within that phase and shall ensure a maximum of 650 visitor spaces and 250 staff spaces within the site as a whole, with each phase having a pro rata provision of parking.

The core visitor parking of 650 spaces will be provided in a decked parking structure beneath the hotel building and the site will be managed in such a way that visitors will be allocated a parking number at the 'arrivals' check in area for the lodges, will drop off their luggage, then return their car to the parking zone. Staff parking for 250 spaces would be located at the eastern side of the site.

Whilst the details are considered acceptable to ensure that the car parking spaces are provided and retained will require the Authority to impose a suitably worded condition upon any permission issued. Together with the requirement that 10% of these spaces are provided with electric charging facilities across staff and visitor spaces, and that cycle parking is provided for staff.

Active Travel

The submission also includes details in respect footway/cycle access from the site as required by Condition 35 which states:

As part of the first reserved matters application a scheme shall be submitted to and approved in writing by the Local Planning Authority detailing a schedule of works for footway/cycle access from the site onto the existing road and cycle network. The scheme shall be implemented as approved.

The eastern access junction would be mainly used for staff and service access, although guests would also be permitted to use this access on foot or cycle. A 3 metre shared foot/cycleway will be provided at the junction (northern side) and into the resort. This would be connected to the proposed tactile paving crossing point and potentially further north. It is proposed to provide a connection from within the site for guests only onto the existing 23/42/1 prior to the resort opening to the public. The bridleway does not directly connect to NCN 885 which is approximately 200 m to the east but onto Brytwyn Road. Due to the existing road layout connection at this point would be difficult. As an alternative it may be possible to connect the bridleway to NCN 885 to the east of the existing Brytwyn Road connection. To enable the applicant to explore alternative connections to NCN885 it is considered appropriate to impose a suitably worded condition to any consent.

Impact on Public Rights of Way (PROW)

There are currently a number of public rights of way that fall within the application site. In the western part of the site there are two bridleways (BR43 and BR44 Glyncorrwg) that run parallel to each other. They diverge from 1 route and merge together before exiting the site. In the eastern/central part of the site there is a bridleway (BR42 Glyncorrwg) that enters the site to the north off Brytwyn Road and runs easterly behind the school before south west through the site entering Bridgend. A footpath (FP66 Glyncorrwg) branches off this bridleway and runs due south into Bridgend. It is the intention of the applicant to divert the following bridleways and footpaths to facilitate development:

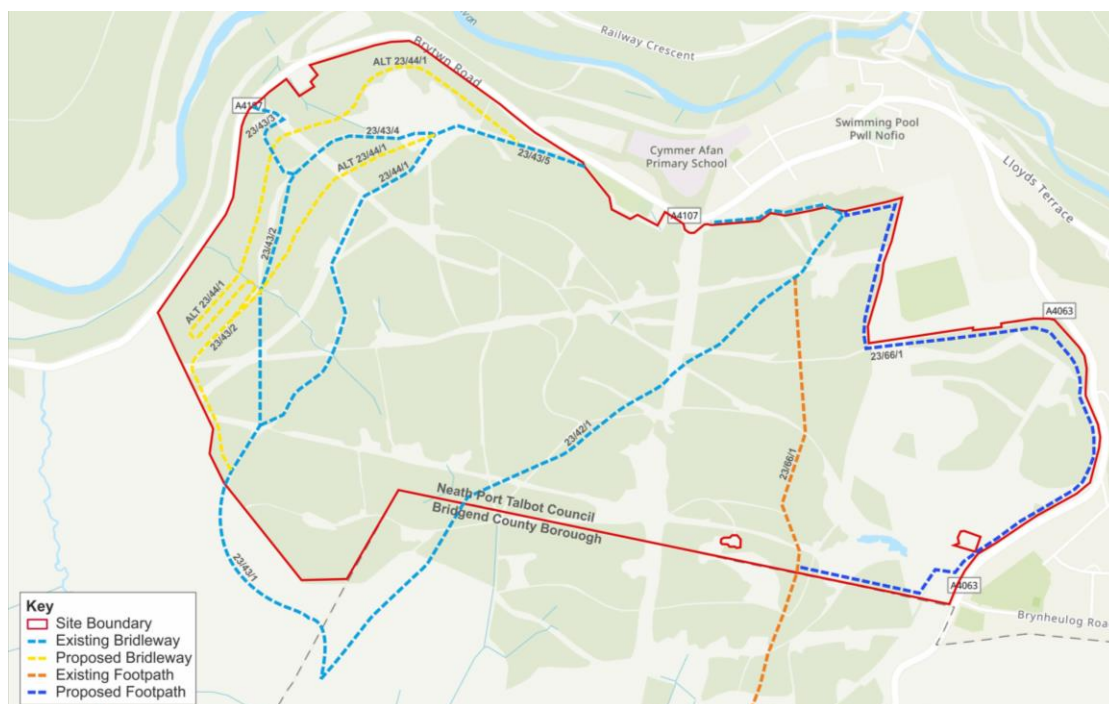
BR 23/44/1 – Full diversion / replacement

BR 23/43/1 – Partial diversion

BR 23/43/2 – Partial diversion

FP 23/66/1 – Partial diversion.

The intended diversions are shown here



It is further noted that Public Rights of Way must remain open and unobstructed at all times until the necessary statutory procedures which authorise closure or diversion of the path(s) are complete. Even if planning permission is granted this does not entitle a developer to obstruct, interfere with or move a Public Right of Way.

The diversions would be the subject of a separate orders process, and details of any diversions are to be agreed in consultation with the Authority's Rights of Way Officer. The works required to implement any such agreed changes will be undertaken post agreement and orders process, with a current target completion date of the end of 2024. This process is outside of the remit of planning, and is controlled by other legislation and its own appeal process.

As also shown on the approved Parameter Plan it is the intention that PROW 23/42/1, colloquially known as the 'Pig Trail', is unaltered, however some vegetarian clearance will be required during the installation of the permanent boundary fence either side of this bridleway. That fence forms part of this reserved matters application. It is proposed that a number of gateways will be provided along the length of the 'Pig Trail' where it passes through the proposed development. Fob access will be available for visitors to the Wildfox Resort to access the PROW at various points, thus providing access to the wider PROW network adjacent to the site.

Biodiversity / Ecology

As identified above, Policies EN6 and EN7 of the Local Development Plan will be of relevance insofar as there is a need to ensure any impacts on biodiversity/ natural features are appropriately assessed and, where applicable, mitigated.

Planning Policy Wales (PPW) 11 sets out that "planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means that development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity". This policy and subsequent policies in Chapter 6 of PPW 11 respond to the Section 6 Duty of the Environment (Wales) Act 2016.

The application also includes details as required by Condition 18 & 21 which states:

Condition 18

Notwithstanding the submitted Construction Environmental Management Plan (biodiversity), a Strategic Construction Environmental Management Plan (Strategic CEMP) shall be submitted as part of the first reserved matters and approved in writing by the Local Planning Authority. The Strategic CEMP (biodiversity) shall include the following:

- a) Risk assessment of potentially damaging construction activities.*
- b) Identification of "biodiversity protection zones" (including retained habitat areas, areas of peat, wildlife receptor sites).*
- c) Details of pre-commencement checks for protected species.*
- d) Survey information (where necessary) to establish any material change in the presence and/or abundance of S7/SINC habitats and species, protected*

species, reptiles, birds, terrestrial invertebrates and bats; and identify any likely new ecological impacts that might arise from any changes.

- e) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements). Measures shall include, but are not limited to: a method statement for the conservation of reptiles (including details of receptor sites and their suitability); measures to prevent wildlife becoming trapped in excavations; measures to prevent pollution of watercourses on and off-site; measures to eradicate invasive non-native species; measures to deter species where necessary.*
- f) The location and timing of sensitive works to avoid harm to biodiversity features.*
- g) The times during construction when specialist ecologists need to be present on site to oversee works.*
- h) Responsible persons and lines of communication.*
- i) Use of protective fences, exclusion barriers and warning signs.*
- j) A programme of ecological checks to address any changes in ecological constraints which may occur as a result of the construction timetable / phasing.*

The approved Strategic CEMP shall be adhered to and implemented throughout the construction strictly in accordance with the approved details.

Condition 21

As part of the first Reserved Matters application a Strategic Ecological and Landscape Management Plan (SELMP) shall be submitted to and approved in writing by the Local Planning Authority for its approval in writing. The SELMP shall relate to all areas of retained/created habitat onsite and within off-site compensation site/s, and shall include the following:

- a) Description and evaluation of features to be managed.*
- b) Ecological trends and constraints on site that might influence management, including ecological connectivity.*
- c) Aims and objectives of management.*
- d) Appropriate management options for achieving aims and objectives.*
- e) Prescriptions for management actions.*
- f) Preparations of a work schedule (including an annual work plan capable of being rolled forward over a minimum of a 25-year period).*
- g) Details of the body or organisation responsible for the implementation of the plan.*
- h) Ongoing monitoring and remedial measures.*
- i) Programme of review and update.*
- j) Include a strategic overview and themes for the landscaping in the different areas of the development and shall set out a palette of species to be planted*

that will be a majority of native and/or wildlife friendly species, and the retention of semi-natural habitat wherever possible.

The SELMP shall also include details of the mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the Ecological and Landscape Management Plan (ELMP) are not being met) how contingencies and /or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan shall be implemented in accordance with the approved details.

The Authority's Ecologist has considered the details submitted in respect of these conditions and confirms that whilst they are sufficient to discharge the conditions further information will be required prior to each phase of construction. These are already in place on the outline planning permission.

The application also includes details as required by Condition 25 & 26 which states

Condition 25

Prior to or as part of the first reserved matters submission on each phase (or sub-phase) of development identified within condition 7 above a ground investigation and hydrological survey shall be undertaken to establish the extent and depth of peat on the site and how the peat functions in relation to hydrology. The survey shall be submitted and approved in writing by the LPA.

Condition 26

As part of the first reserved matters for each phase (or sub-phase) of development identified within condition 7 a scheme shall be submitted to and approved in writing with the Local Planning Authority for peat impact avoidance, minimisation and management. This shall be informed by the ground investigation and hydrological survey and shall detail all impacts upon the peat resource on-site and in the neighbouring Caerau SINC, and set out appropriate mitigation measures. The scheme shall be implemented as approved.

The Authority's Ecologists have considered the submission, which includes detailed hydrological assessment and survey of the extent of the peat and its hydrological catchment area. The details submitted outline that the peat area will be protected, and that there will be no impacts through development inclusion within the catchment. As such the amount of water entering the catchment, and the landscaping proposed would not have a detrimental impact on the peat. As such the details submitted are considered to be acceptable.

The application also includes details as required by Condition 27 which states:

As part of the first reserved matters for each phase (or sub-phase) of development identified within condition 7 a scheme shall be submitted to and approved in writing by the Local Planning Authority for the design of the site drainage, watercourse diversion and attenuation ponds to reinstate, create and enhance, where possible, the biodiversity interest of such features.

The development will require SABS consent. This is a separate legislative approval process that will be required prior to any development taking place. The applicant has provided details under this condition, that identify the overarching strategy for drainage of the site, including creation of water bodies within the site, specifically within the central plaza area, and the creation of biodiverse habitats and riparian corridors, through permanent and ephemeral water features.

It is considered that the details submitted at this stage are sufficient in order to discharge the condition, with a note added to any permission issued identifying the need for SABS approval.

The application also includes details as required by Condition 28 which states:

For each phase (or sub-phase) of development identified within condition 7, the Reserved Matters submission(s) shall be accompanied by a scheme for the provision of artificial nesting sites for birds or roosting opportunities for bats all new buildings. The scheme shall be implemented as approved.

The applicant has provided a strategy for the provision of bat and bird boxes throughout the development. This overarching concept is considered to be acceptable, however, further details of the exact location and type of boxes for each building will be required as a condition of any permission issued.

The application also includes details as required by Condition 40 which states

As part of the first reserved matters for each phase of development as agreed under Condition 7 and notwithstanding the information pertaining to a Dark Corridor in Appendix A8.14 of the ES, a detailed lighting scheme including those required on a temporary basis during construction shall be submitted to and approved in writing which shall:

- (a) Identify those areas/features on site that are particularly sensitive for nocturnal wildlife, especially bats, and that are likely cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and*

(b) *Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.*

(c) *Identify the location of all external lights, the specification, intensity of illumination, predicted lighting contours (Lux plots), together with proposed hours of operation and any mitigation measures required and timescales for the installation of all lighting.*

The approved lighting shall be implemented on site in accordance with the approved scheme only, and retained as such thereafter.

The applicant has provided a lighting strategy, this addresses the need for retaining the dark corridor within the site for biodiversity and to maintain dark buffer zones to existing and created biodiversity habitat. In addition, by virtue of the need for low level lighting, ensures that there are no significant impacts upon the wider landscape, or impacts affecting any adjoining development. The Environmental Health Officer has reviewed the details and considers them to be acceptable.

At this time the applicant cannot provide details of the construction lighting, until such time that a contractor is appointed, nor can the applicant provide details of the specification for the lighting as manufacturers details vary, and the potential for changes between this initial approval, and development on site may make the details approved void. As such it is considered that the overarching strategy can be approved, with imposition of a suitably worded condition.

Contaminated Land

The applicants have submitted details to address condition 29 in respect of Land contamination, under the concurrent discharge of condition application to address the overarching requirements of this condition. Further testing of the ground is ongoing, and some of this work can only be completed upon the construction phases ecological translocation work being completed.

Ongoing works are taking place, including ecological translocation that will need to be completed before further testing and analysis can take place to complete the work. The data collected at this time has been submitted to the Authority for consideration, however, further rounds of testing are to take place. In addition, site specific testing, once clearance has taken place for each phase will be necessary. To allow a remediation strategy to be agreed under separate condition discharge following this work.

A technical note has been provided setting out the next steps, and this has been considered by the Authority's Land Contamination Officer. This programme of additional works of investigation are considered to be acceptable in principle, and would be provided prior to the commencement of development within each construction phase area. This is to be dealt with via a condition that will be imposed upon the reserved matters application, concurrently submitted to the Authority.

Waste Management Plan

Condition 10 of the outline consent states:

As part of the first reserved matters application for each phase of development as agreed under Condition 7, a Waste Management Plan for the control, management, storage and disposal of any waste material generated by the development for that particular phase shall be submitted to and approved in writing by the Local Planning Authority. All waste will be treated in accordance with the agreed waste plan for that phase. The plan shall be implemented as approved.

The Waste Management Plan has been provided and considered by the Authorities Head of Streetcare and the Policy Section. It is considered to be acceptable, and addresses the overarching principles that would ensure appropriate recycling and waste reduction for a development of this scale. The need to pursue these principles through the construction phase, and operational phase once a contractor and refuse management company are appointed will require the Authority to impose a suitably worded condition upon any permission issued.

Energy

Condition 17 of the outline Consent states:

For each phase or sub phase of development as agreed under Condition 7, the first reserved matters submission shall be accompanied by an Energy Assessment which shall include, but not be limited to proposed methods of energy production and generation, including renewable energy, together with passive methods to be implemented to achieve energy reduction. The development of each phase shall thereafter be operated in accordance with the scheme as approved.

The applicant has submitted an Energy Assessment which has been reviewed by the Authority's Energy Officer and Policy Section and advises that the energy strategy submitted identifies a number of energy efficiency and generation measures which will be incorporated into the development proposal including:

- An Ambient Heat Network connecting the Spa, Central Plaza and Sports Zone buildings
- Air source heat pumps for lodges
- Building Mounted Photovoltaic (PV) systems on main buildings
- The proposal also includes an energy education facility.

Whilst the proposal incorporates some renewable energy generation measures identified above, the limited Building Integrated Renewables for the Lodges themselves and other on-site energy generation measures is of concern.

Future Wales highlights the Welsh Government's aspiration for Wales to become a world leader for renewable energy technologies. This aspiration is echoed by Neath Port Talbot Council who would like Wildfox to be an exemplar tourism development. There is therefore an expectation that, whilst recognising some of the constraints already highlighted in the energy strategy, the lodges will be designed to deliver development that is both energy efficient and generating, and as close to carbon neutral as possible. This is consistent with the LDPs objective 1 to: *'Minimise the causes and consequences of climate change through reduced greenhouse gas emissions and adapt to climate change through consideration of its effects in the design and location of new development'* and the Council's recent Climate change emergency declaration (28th September 2022).

The development could go further than proposed in order to help meet the WGs renewable energy generation target for 70% of electricity consumption to be generated from renewable energy by 2030.

LDP Policy SP 1 Climate Change criterion 4. States that; 'Provision will be made for the County Borough's appropriate contribution to renewable and low carbon energy generation.' The requirement for an appropriate contribution towards renewable and low carbon therefore applies to all development. It is considered that there is not an appropriate contribution from this development, and that more could be done to enhance on-site energy generation.

We're satisfied that sufficient initial investigations into off-site energy generation has been undertaken to date and welcomes the commitment to continue to investigate the technical, environmental, and economic feasibility of connection to a local windfarm and/or the Caerau Heat Scheme (CHS).

The energy strategy highlights that there is an *'area in the southeast part of the development, close to the Back of House building that could be suitable, for solar carports or ground-mounted arrays.'* However, this has not been sufficiently investigated to provide any reasons why this could not be incorporated into the development proposal.

The energy strategy identifies orientation, landscaping and tree coverage as reasons/constraints for not incorporating PVs on the lodges themselves, however, landscaping and tree cover will take a number of years to develop, it is therefore suggested that this measure should be re-considered. If it is not possible to include building mounted PVs on the lodges, another BIR energy generation measure should be identified.

Whilst it is considered that the Assessment addresses the overarching principles of energy generation and efficiency, a more detailed assessment will be undertaken once a contractor has been appointed which will require the Authority to impose a suitably worded condition.

Archaeology

The outline planning application was accompanied by an Environmental Statement (ES). The historic environment (heritage and archaeology) was assessed as part of the Environmental Impact Assessment (EIA) process. The Historic Environment was considered in Chapter 7 of the ES and associated appendices, including an Historic Environment Desk Based Assessment undertaken by the Dyfed Archaeological Trust. It identified potential minor adverse or negligible impacts post proposed mitigation.

As a result of the above assessment and its conclusions neither GGAT nor CADW objected to the outline planning application. GGAT had no objection, subject to a condition being imposed on the outline consent requiring a written scheme of historic environment mitigation to be prepared and agreed by the local planning authority prior to development taking place.

As a result of the response from GGAT, Condition 13 was imposed on the outline planning consent which states:

'No development shall commence on each phase (or sub-phase) of development identified within condition 7, (until the applicant, or their agent or successors in title), has secured agreement of a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work shall be fully carried out in accordance with the requirements and standards of the written scheme.'

The details required by Condition 13 have yet to be submitted. This is required prior to any development taking place on site.

The applicant advises that the archaeological constraints previously identified have informed the constraints plan which then informs the resort design process with all major archaeological features have been retained in the resort design. As the historic environment is an important matter and specifically seems to raise some local interest, the applicant has appointed Archaeology Wales to review the work undertaken at the outline stage and to produce their own Archaeological Appraisal to help inform the written scheme of historic environment mitigation which will be prepared pursuant to Condition 13 of the outline consent at a future stage.

Glamorgan Gwent Archaeology have raised no objection to this application.

Other Matters

Responses to matters raised in representations not covered in the report on the main issues.

As identified earlier in this report, a number of objections were received in response following the publicity exercise. In response to the main issues raised which have not been addressed elsewhere in this report, the following comments are made:

- The comments raised in respect of archaeology have been addressed earlier in this report.
- In respect of the interactive map referred too, this is for the RLDP not our mapping that identifies constraints. Our mapping is not publicly accessible.
- The proposed impact of the development on local economy was assessed at the outline stage whereby it was concluded that the proposal would have positive economic benefits to the local community.
- The proposed impact of the development on the local highway network and the suitability of the proposed two access points was assessed at the outline stage whereby subject to conditions, the Head of Engineering and Transport (Highways) is satisfied that the transportation impacts of the proposals, both during construction and operation, would be no demonstrable adverse impact on the existing highway network and no adverse impact on highway and pedestrian safety. It was further considered that the proposed conditions would ensure that the design of the proposed access arrangements and internal access road and their delivery are undertaken in a phased manner, commensurate to the proposed level of development. It was concluded that the proposal during the construction and operational phases of the development would not result in any unacceptable impacts upon highway and pedestrian safety which cannot be mitigated by conditions and accords with the provisions of Policies SP20 and TR2.

- The scheme proposals do not affect public transport provision. It is anticipated that by virtue of the nature of the development an increase in people using local buses would occur, consequently and in accordance with national and local sustainability principles the development would have a positive impact on the operation and capacity of the local bus network.
- At the outline stage Bridgend CBC requested a scheme for the provision of a Pedestrian and Cycle Active Travel route linking the staff access to the connection of the existing NCN route 885 to the A4063 approximately 118m North East of 30 Bryn Terrace, Caerau. The proposed route was on an incline and approximately 400m in length along an existing highway with embankments on either side, and with no proposals having been put forward which would demonstrate the design and associated costs of such a scheme. While it was accepted that such a link would have benefits in linking the settlement to the south with the staff access / site, given the length and likely requirement for retaining works to facilitate such a route, it was considered that it would be difficult, due to the late request for such a link to be provided in the absence of the above details.

In order to ensure that the detailed design of the site layout promotes alternative modes of transport including linkages to the existing cycle network, conditions and a legal agreement were secured at outline stage to ensure a connection and improvements to the NCN885 route.

- Condition 36 of the outline consent requires a detailed scheme to be submitted assessing the impact of any development on the Tunnel. These details have yet to be submitted.
- An assessment of the socio and economic impacts of the development were considered at the outline stage and as such the principle of development has been established.

CONCLUSION

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises Future Wales - the National Plan 2040 and the Neath Port Talbot Local Development Plan (2011–2026) adopted January 2016.

It is considered that the proposal represents an appropriate form of development that would have no unacceptable impact on visual amenity and the character of the area as a whole, highway and pedestrian safety, residential amenity, pollution and biodiversity. Accordingly, the proposed development is in accordance with Policies SP1, SP2, SP3, SP4, SP6, SP10, SP12, SP13, SP14, SP15, SP16, SP17, SP18,

SP19, SP20, SP21, SC1, I1, OS1 ,R3 ,TO1, EN6, EN7, EN8, M1, RE2, W3, TR2 and BE1 of the Neath Port Talbot Local Development Plan.

It is further considered that the decision complies with Future Wales - the National Plan 2040, specifically Policies 4, 5, 11, 12 and 17 and the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

Recommendation

Approval, subject to conditions.

Conditions

1. The development shall be carried out in accordance with the following approved plans and documents:

Reserved Matters-Condition 1

Planning and Compliance Statement

Statement of Compliance Design Addendum

Development Schedule_PDA

Resort Boundary Proposals Report

Materials Statement

SELMP Appendix E – Landscape Planting Strategy Report Rev D

Landscape Strategy Rev D (submitted in 3 parts)

Afan Peat Investigation Report (including Appendices A-E and Figures 1-6)

Technical Note Reference 332310683 TN006 Peat Hydrology Rev 01

Geomorphology Assessment and Ground Scoping Report (including Appendices A-J and Figures 1-18)

Geo-environmental Assessment Report (including Appendices A-n and Figures 1-6)

Technical Notes Reference

Arsenic - ESP8053.3805-technical note, Issue 3, dated 27th October

Gassing – ESP. 8053.3806 – Final technical note (GGA), Issue 3, dated 27th October

Coal Authority Review Soakaway Testing (G22033 Jacksons Infiltration Factual Report Parts 1-11

Coal Authority Mining Risk Assessment (Appendices A-E and Fig. 1)

332310590-3501-001 Constraints Plan

AV-STN-HAC-SR-DR-CH-0101 - P01 - General arrangement

AV-STN-HAC-SR-DR-CH-0102 - P01 - General arrangement

Condition 21 and Landscape Planting Strategy Report_Rev F_33988_A5_SC_BWnS

Landscape Planting Strategy Plan_33988 RG-L-09C_BWnS

Illustrative Landscape Masterplan _Rev 33988-RG-L-07 rev D_BWnS

Landscape Sections AA to BB -33988 RG-L-4-01C_BWnS
 Landscape Sections CC to DD -33988 RG-L-4-02C_BWnS
 Material Selections Sheet -33988 RG-L-05B_BWnS
 GA - Schedules 33988-RG-L-03-09C_BWnS
 GA - Specification Sheet 33988-RG-L-03-08B_BWnS
 GA -Typical Details 33988-RG-L-03-10B_BWnS
 GA Accommodation Zone 1A Lodges East - 33988-RG-L-03-03D_BWnS
 GA Accommodation Zone 2 Lodges West - 33988-RG-L-03-05D_BWnS
 GA Alpine Summit - 33988-RG-L-03-07D_BWnS
 GA Central Plaza Sheet 1 -33988-RG-L-03-01D_BWnS
 GA Central Plaza Sheet 1 -33988-RG-L-03-02D_BWnS
 GA Forest Hub Reload Point - 33988-RG-L-03-04D_BWnS
 GA Wildfox Mountain - 33988-RG-L-03-06D_BWnS
 Resort Boundary Proposals -33988 RG-L-06D_BWnS

Site Location Plan - 21055 (05) 100_PDA
 Existing Site Plan - 21055 (05) 101_PDA
 Existing Site Sections 1 - 21055 (05) 102_PDA
 Existing Site Sections 2 - 21055 (05) 103_PDA
 Proposed Masterplan - 21055 (05) 104 Rev A _PDA
 Proposed Site Sections 1 - 21055 (05) 105 Rev A _PDA
 Proposed Site Sections 2 - 21055 (05) 106_PDA
 Proposed Site Sections 3 – 21055 (05) 107 Rev A _PDA
 Arrivals Building - 21055 (05) 110 Rev A _PDA
 Car Park Plans Levels 1 and 2 - 21055 (05) 120_PDA
 Car Park Plans Levels 3 and 4 - 21055 (05) 121_PDA
 Hotel Ground Floor Plan - 21055 (05) 122 Rev A _PDA
 Hotel First Floor Plan - 21055 (05) 123_PDA
 Hotel Roof Plan - 21055 (05) 124_PDA
 Hotel Elevations - 21055 (05) 125_PDA
 Hotel Sections - 21055 05 126_PDA
 Spa Ground Floor Plan - 21055 (05) 130 Rev A _PDA
 Spa First and Second Floor Plans - 21055 (05) 131_PDA
 Spa Sections - 21055 (05) 132 Rev A _PDA
 Spa Elevations - 21055 (05) 133_PDA
 Rock and Wild Basement Plan - 21055 (05) 135_PDA
 Rock and Wild Lower Ground Floor Plan - 21055 (05) 136_PDA
 Rock and Wild Ground Floor Plan - 21055 (05) 137_PDA
 Rock and Wild First Floor Plan - 21055 (05) 138_PDA
 Rock and Wild Second Floor Plan - 21055 (05) 139_PDA
 Rock and Wild Roof Plan - 21055 (05) 140_PDA
 Rock and Wild Sections - 21055(05) 141 Rev A _PDA
 Rock and Wild Elevations 1 - 21055 (05) 142_PDA
 Rock and Wild Elevations 2 - 21055 (05) 143_PDA
 Mountain Basement Floor Plan - 21055 (05) 145_PDA
 Mountain Lower Ground Floor Plan - 21055 (05) 146_PDA
 Mountain Ground Floor Plan - 21055 (05) 147 Rev A _PDA
 Mountain Sections - 21055 (05) 148 Rev A _PDA
 Mountain Elevations - 21055 (05) 149_PDA
 Mountain Roof Plan - 21055 (05) 150_PDA

Summit Hub Plans - 21055 (05) 155 Rev A _PDA
 Summit Hub Sections and Elevations - 21055 (05) 156 Rev A _PDA
 Summit Hub – Proposed Sections and Elevation – 21055 (05) 157
 Back of House Plans - 21055 (05) 160_PDA
 Back of House Sections and Elevations - 21055 (05) 161 Rev A _PDA
 Forest Hub - 21055 (05) 165_PDA
 Proposed Lodge Mix Layout - 21055 (05) 170 Rev B _PDA
 Lodge Type 1 Plans and Elevations - 21055 (05) 175_PDA
 Lodge Type 2 Plans and Elevations - 21055 (05) 176_PDA
 Lodge Type 3 Plans and Elevations - 21055 (05) 177_PDA
 Lodge Type 4 Plans and Elevations - 21055 (05) 178_PDA
 Lodge Type 5 Plans and Elevations - 21055 (05) 179_PDA
 Lodge Type 6 Plans and Elevations - 21055 (05) 180_PDA
 Lodge Type 7 Plans and Elevations - 21055 (05) 181_PDA
 Coal Authority Review and Peat Report
 ESP.8053.3713-Figures_Part 1 Flysheet
 ESP.8053. 3713-Figures_Part 2 Peat Extents
 ESP.8053. 3713-Figures_Part 3 Proposed Development Plan (peat)
 ESP.8053. 3713-Figures_Part4_Peat SI West
 ESP.8053. 3713-Figures_Part5_Peat SI West
 ESP.8053. 3713-Figures_Part6_Peat SI Pond
 Wildfox - Afan Valley - Condition 1 - Lodge FFL_PDA

Condition 9- Levels

Existing & Proposed Ground Levels & Finished Levels
 Existing Site Plan - 21055 (05) 101_PDA
 Site Sections 1 - 21055 (05) 102_PDA
 Existing Site Sections 2 - 21055 (05) 103_PDA
 Proposed Masterplan - 21055 (05) 104 Rev A _PDA
 Proposed Site Sections 1 - 21055 (05) 105_PDA
 Proposed Site Sections 2 - 21055 (05) 106_PDA
 Proposed Site Section 3- 21055 (05) 107-Rev A PDA
 Arrivals Building - 21055 (05) 110_PDA Rev A
 Car Park Plans Levels 1&2 - 21055 (05) 120_PDA
 Car Park Plans Levels 3&4 - 21055 (05) 121_PDA
 Hotel Ground Floor Plan - 21055 (05) 122_Rev A PDA
 Hotel First Floor Plan - 21055 (05) 123_PDA
 Hotel Roof Plan - 21055 (05) 124_PDA
 Hotel Sections - 21055 (05) 126_PDA
 Spa Ground Floor Plan - 21055 (05) 130_Rev A PDA
 Spa First and Second Floor Plans - 21055 (05) 131_PDA
 Spa Sections - 21055 (05) 132_PDA Rev A
 Rock & Wild Basement Plan - 21055 (05) 135_PDA
 Rock & Wild Lower Ground Floor Plan - 21055 (05) 136_PDA
 Rock & Wild Ground Floor Plan - 21055 (05) 137_PDA
 Rock & Wild First Floor Plan - 21055 (05) 138_PDA
 Rock & Wild Second Floor Plan - 21055 (05) 139_PDA

Rock & Wild Roof Plan - 21055 (05) 140_PDA
 Rock & Wild Sections - 21055(05) 141 Rev APDA
 Mountain Basement Floor Plan - 21055 (05) 145_PDA
 Mountain Lower Ground Floor Plan - 21055 (05) 146_PDA
 Mountain Ground Floor Plan - 21055 (05) 147_PDA Rev A
 Mountain Sections - 21055 (05) 148_PDA Rev A
 Mountain Roof Plan - 21055 (05) 150_PDA
 Summit Hub Plans - 21055 (05) 155_PDA Rev A
 Summit Hub Sections & Elevations - 21055 (05) 156_PDA Rev A
 Summit Hub Sections and Elevations 21055 (05) 157
 Back of House Plans - 21055 (05) 160_PDA
 Back of House Sections & Elevations - 21055 (05) 161 REV A PDA
 Forest Hub - 21055 (05) 165_PDA
 Lodge Type 1 Plans & Elevations - 21055 (05) 175_PDA
 Lodge Type 2 Plans & Elevations - 21055 (05) 176_PDA
 Lodge Type 3 Plans & Elevations - 21055 (05) 177_PDA
 Lodge Type 4 Plans & Elevations - 21055 (05) 178_PDA
 Lodge Type 5 Plans & Elevations - 21055 (05) 179_PDA
 Lodge Type 6 Plans & Elevations - 21055 (05) 180_PDA
 Lodge Type 7 Plans & Elevations - 21055 (05) 181_PDA
 Landscape RMA GA Central Plaza Sheet 1 -33988-RG-L-03-01D_BWnS
 Landscape RMA GA Central Plaza Sheet 1 -33988-RG-L-03-02D_BWnS
 Landscape RMA GA Accommodation Zone 1A Lodges East - 33988-RG-L-03-03D_BWnS
 Landscape RMA GA Forest Hub Reload Point - 33988-RG-L-03-04D_BWnS
 Landscape RMA GA Accommodation Zone 2 Lodges West - 33988-RG-L-03-05D_BWnS
 Landscape RMA GA Wildfox Mountain - 33988-RG-L-03-06D_BWnS
 Wildfox - Afan Valley - Landscape RMA GA Alpine Summit - 33988-RG-L-03-07D_BWnS
 Landscape RMA_ Landscape Sections AA to BB -33988 RG-L-4-01C_BWnS
 Landscape RMA_ Landscape Sections CC to DD -33988 RG-L-4-02C_BWnS

AV-STN-HAC-P1-DR-CH-0151-P01-Contour string label plan
 AV-STN-HAC-P1-DR-CH-0152-P01- Contour string label plan
 AV-STN-HAC-P1-DR-CH-0153-P01- Contour string label plan
 AV-STN-HAC-P2-DR-CH-0151-P01- Contour string label plan
 AV-STN-HAC-P2-DR-CH-0152-P01- Contour string label plan
 AV-STN-HAC-P2-DR-CH-0153-P01- Contour string label plan
 AV-STN-HAC-P3-DR-CH-0151-P01- Contour string label plan
 AV-STN-HAC-P3-DR-CH-0152-P01- Contour string label plan
 AV-STN-HAC-P4-DR-CH-0151-P01- Contour string label plan
 AV-STN-HAC-SR-DR-CH-0151-P01- Contour string label plan
 AV-STN-HAC-SR-DR-CH-0152-P01- Contour string label plan

AV-STN-HAC-SR-DR-CH-0161-P01- Long Section
AV-STN-HAC-SR-DR-CH-0171-P01-Cross sections
AV-STN-HAC-SR-DR-CH-0172-P01-Cross sections
AV-STN-HAC-SR-DR-CH-0173-P01-Cross sections
AV-STN-HAC-SR-DR-CH-0174-P01-Cross sections
AV-STN-HAC-SR-DR-CH-0175-P01-Cross sections
Wildfox - Afan Valley -Lodge FFL_PDA

Condition 10 – Waste Management Plan

Waste Management Plan

Technical Note Reference: 332310863 Note 01, 24th October 2022.

Waste Management Plan Appendix A (Site Location Plan)

Condition 12- External Materials.

Materials Statement_PDA

Materials Schedule, prepared by Powell Dobson Architects (dated 21.09.2022)

Materials Schedule_PDA.

Landscape RMA_Resort Boundary Proposals Report_33988_A5_SC_ BWnS

Arrivals Building - 21055 (05) 110_PDA

Hotel Elevations - 21055 (05) 125_PDA

Spa Elevations - 21055 (05) 133_PDA

Rock & Wild Elevations 1 - 21055 (05) 142_PDA

Rock & Wild Elevations 2 - 21055 (05) 143_PD

Mountain Elevations - 21055 (05) 149_PDA

Summit Hub Sections & Elevations - 21055 (05) 156_PDA

Back of House Sections & Elevations - 21055 (05) 161_PDA

Forest Hub - 21055 (05) 165_PDA

Type 1 Plans & Elevations - 21055 (05) 175_PDA

Lodge Type 2 Plans & Elevations - 21055 (05) 176_PDA

Lodge Type 3 Plans & Elevations - 21055 (05) 177_PDA

Lodge Type 4 Plans & Elevations - 21055 (05) 178_PDA

Lodge Type 5 Plans & Elevations - 21055 (05) 179_PDA

Lodge Type 6 Plans & Elevations - 21055 (05) 180_PDA

Lodge Type 7 Plans & Elevations - 21055 (05) 181_PDA

Landscape RMA_ Material Selections Sheet -33988 RG-L-05B_BWnS

Landscape RMA_ Resort Boundary Proposals _33988 RG L-06D_BWnS

Condition 17- Energy Assesment

330510757-ST-RP-ENE-001 Energy Assessment

Condition 18- Strategic Construction Environmental Management Plan (SCEMP)

Strategic CEMP (biodiversity)-332310590-01-Stantec (Track Changed)

Fig 2332310590-201-SK22 - P04 - Construction sequencing plan-Stantec
 Figure 5 332310590-201-SK21 - P03 - Ecological translocation phase plan
 SCEMP Fig 3 332310590-201-SK24 - P01 - Environmental constraints plan
 SCEMP Figure 1 Site Location Plan
 SCEMP Figure 4 332310590-201-SK23 - Biodiversity protection plan-Stantec

Condition 21 – Strategic Ecological and Landscape Management Plan

Strategic SELMP 332310683-02-Stantec (Track Change)
 SELMP Appendix E_Landscape Planting Strategy Report_Rev
 E_33988_A5_SC_BWnS
 Planting Strategy Report_Rev E_33988_A5_SC
 SELMP Appendix A.1 _Landscape Planting Strategy Plan_33988 RG-L-09
 Rev C _BWnS
 SELMP Appendix D -332310590-201-SK28 – P01-Indicative landscape
 proposals plan
 SELMP Figure 1 Site Location Plan-Stantec
 SELMP AppendixC.1 Dyffryn Tips mgmt. Plan 2022 Rev B-Stantec
 SELMP Appendix A.1 Wildfox - Afan Valley - Condition 21 and Landscape
 RMA Landscape Planting Strategy Plan_33988 RG-L-09C_BWnS

Condition 25 – Ground Investigation and Hydrological Survey

ESP.8053.2713-04 - Afan Peat Investigation Report - FINAL 2.9.22
 Technical Note Reference 332310683 TN006 Peat Hydrology Rev 01
 ESP.8053.3713 Appendix A - Previous National Survey
 ESP.8053.3713 Appendix B - Previous Peat Investigation and Assessment
 Report_Part1
 ESP.8053.3713 Appendix B - Previous Peat Investigation and Assessment
 Report_Part2
 ESP.8053.3713 Appendix B - Previous Peat Investigation and Assessment
 Report_Part3
 ESP.8053.3713 Appendix B - Previous Peat Investigation and Assessment
 Report_Part4
 ESP.8053.3713 Appendix B - Previous Peat Investigation and Assessment
 Report_Part5
 ESP.8053.3713 Appendix C - Mackintosh Probe Results
 ESP.8053.3713 Appendix D - Hand Excavated Trial Pit Records
 ESP.8053.3713 Appendix E-Geotechnical Laboratory Results
 ESP.8053.2713-Figures_Part1 Flysheet
 ESP.8053.2713-Figures_Part2 Peat Extents
 ESP.8053.2713-Figures_Part3 Proposed Development Plan (peat)
 ESP.8053.2713-Figures_Part4_Peat SI West
 ESP.8053.2713-Figures_Part5_Peat SI West
 ESP.8053.2713-Figures_Part6_Peat SI Pond

Conditon 26- Scheme of Peat Avoidance

ESP.8053.2713-04 - Afan Peat Investigation Report - FINAL 2.9.22
Technical Note Reference 332310683 TN006 Peat Hydrology Rev 01
Impact on Neighbouring Caerau SINC Technical Note, prepared by Stantec
(dated 03.10.2022)
ESP.8053.3713 Appendix B Previous Peat Investigation and Assessment
Report_Part1
ESP.8053.3713 Appendix B Previous Peat Investigation and Assessment
Report_Part2
ESP.8053.3713 Appendix B Previous Peat Investigation and Assessment
Report_Part3
ESP.8053.3713 Appendix B Previous Peat Investigation and Assessment
Report_Part4
ESP.8053.3713 Appendix B Previous Peat Investigation and Assessment
Report_Part5
ESP.8053.3713 - Appendix C - Mackintosh Probe Results
ESP.8053.3713 - Appendix D - Hand Excavated Trial Pit Records
ESP.8053.3713 - Appendix E-Geotechnical Laboratory Results
ESP.8053.2713-Figures_Part1 Flysheet
ESP.8053.2713-Figures_Part2 Peat Extents
ESP.8053.2713-Figures_Part3 Proposed Development Plan (peat)
ESP.8053.2713-Figures_Part4_Peat SI West
ESP.8053.2713-Figures_Part5_Peat SI West
ESP.8053.2713-Figures_Part6_Peat SI Pond

Condition 27 – Scheme of Site Drainage

AV-STN-DG-XX-RP-D-0001 - Condition 27 - Drainage Strategy - Part 1
AV-STN-DG-XX-RP-D-0001 - Condition 27 - Drainage Strategy - Part 2
AV-STN-DG-XX-RP-D-0001 - Condition 27 - Drainage Strategy - Part 3
AV-STN-DG-XX-RP-D-0001 - Condition 27 - Drainage Strategy - Part 4
SELMP-332310683-02-Stantec
SELMP Appendix E Landscape Planting Strategy Report Rev
E_33988_A5_SC_BWnS
AV-STN-DG-XX-DR-D-0002-P01 – Soakaway locations & infiltration rates
AV-STN-DG-XX-DR-D-0005-P01 - SW Drainage strategy GA
AV-STN-DG-XX-DR-D-0003-P01 - Typical highway section
AV-STN-DG-XX-DR-D-0004-P01 - Guest lodge densities
AV-STN-HDG-SR-DR-CD-0511 - P01 - EX & PR Catchment areas
AV-STN-HDG-SR-DR-CD-0512 - P01 - Proposed drainage infrastructure
AV-STN-DG-XX-DR-D-0006-P01 - SW Drainage strategy central plaza
SELMP Appendix A.1 _Landscape Planting Strategy Plan_33988 RG-L-
09C_BWnS
SELMP Appendix D -332310590-201-SK28 – P01-INDICATIVE
LANDSCAPE PROPOSALS PLAN

SELMP Figure 1 Site Location Plan-Stantec
SELMP Appendix C.1 Dyffryn Tips mgmt. Plan 2022 Rev B-Stantec
SELMP 332310683-02-Stantec (Track Changed)

Condition 28 – Artificial Nesting Sites for Birds or Roosting Opportunities for Bats

Wildfox-Afan Valley- Condition 28 Bird and Bat Box Provision
Strategic SELMP 332310683-02-Stantec (Track Changed)
SELMP Appendix E_Landscape Planting Strategy Report_Rev
F_33988_A5_SC_BWnS
SELMP Appendix A.1 _Landscape Planting Strategy Plan_33988 RG-L-
09C_BWnS
Appendix D -332310590-201-SK28 – P01-INDICATIVE LANDSCAPE
PROPOSALS PLAN
SELMP Figure 1 Site Location Plan-Stantec
SELMP Appendix C.1 Dyffryn Tips mgmt. Plan 2022 Rev B-Stantec

Condition 34 – Car Parking Phasing

Car Park Phasing

Condition 35 – Cycleway and Footway Access

Pedestrian Cycle Access R1
AV-STN-HAC-EA0DR0CH-0101-P03 – General Arrangement
Technical Note: Northern Section Alternative Routes Plan and Technical
Note reference 332310590_AT002

Condition 40 – Detailed Lighting Scheme

Lighting Strategy-332210683-214-01-R3-Stantec Reduced
Strategic CEMP (biodiversity)-332310590-01-Stantec (Track Changed)
SELMP Appendix E_Landscape Planting Strategy Report_Rev
F_33988_A5_SC_BWnS
SELMP 332310683-02-Stantec
Fig 2332310590-201-SK22 - P04 - Construction sequencing plan-Stantec
Figure 5 332310590-201-SK21 - P03 - Ecological translocation phase plan
SCEMP Fig 3 332310590-201-SK24 P01 Environmental constraints plan
SCEMP Figure 1 Site Location Plan
SCEMP Figure 4 332310590-201-SK23 - Biodiversity protection plan-Stantec
SELMP Appendix A.1 _Landscape Planting Strategy Plan_33988 RG-L-
09C_BWnS
SELMP Appendix D-332310590-201-SK28–P01-Indicative landscape
proposals plan
SELMP Figure 1 Site Location Plan-Stantec
SELMP AppendixC.1 Dyffryn Tips mgmt. Plan 2022 Rev B-Stantec
Strategic SELMP 332310683-02-Stantec (Track Changed)

Reason:

In the interests of clarity.

2. Notwithstanding the details submitted, and prior to their use on site, samples of the external materials for each building and public realm area shall be submitted to and approved in writing by the Local Planning Authority. Details shall accord with Wildfox – Afan Valley - Condition 12 – Materials Statement PDA unless otherwise specified, and the development shall be carried out in strict accordance with the approved details and retained as such thereafter.

Reason:

In the interests of visual amenity of the area and to ensure the development complies with Policy BE1 of the Neath Port Talbot Local Development Plan

3. Notwithstanding the details submitted and prior to the commencement of development within each construction phase, as approved under condition 7 of outline Permission P2018/0493, details of the type and location of all bird and bat nesting boxes for all buildings within the phase shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details and retained as such thereafter.

Reason:

To contribute against the mitigation of loss of wild bird habitat to the development and to comply with the Conservation of Habitats and Species Regulations 2017 and to comply with the biodiversity conservation duty under the Environment (Wales) Act 2016.

4. Notwithstanding the Site Waste Management Plan submitted;
 - a) Prior to the commencement of development on site, a Construction Waste Management Plan which shall adhere to the principles set out within the Site Waste Management plan, hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be strictly adhered to throughout the construction phase.
 - b) Prior to the first commercial operation of the site an Operational Waste Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This plan as approved shall adhere to the principles set out within the approved site waste management plan. The scheme as approved shall be strictly adhered to thereafter.

Reason

To ensure the appropriate disposal of any waste arising from the development in terms of protection of the environment and to ensure the sustainability principles are adopted during development and complies with Policy W3 of the Neath Port Talbot Local Development Plan.

5. Notwithstanding the Energy Strategy hereby approved, and prior to the construction of any building, a detailed Operational Energy Assessment shall be submitted to and approved in writing by the Local Planning Authority. The Energy Assessment shall include a review to optimise the quantity of on-site renewable energy generation. Development hereby approved will be delivered in accordance with the operational Energy Assessment.

Reason:

In the interest of sustainability and to comply with the requirements of Policy RE2 of the Neath Port Talbot Local Development Plan.

6. Car parking spaces as shown on the approved plans shall be provided prior to the first beneficial use of the development, and shall thereafter be used solely for the benefit of staff and visitors to the resort and for no other purpose and permanently retained as such. A minimum of 10% of all parking spaces for staff and visitors shall be provided with electric charging points, which shall be retained as such thereafter.

Reason

In the interest of highway safety and to ensure the development complies with Policy TR2 of the Neath Port Talbot Local Development Plan, and the Transport Impact Assessment.

7. Details of all cycle parking for staff shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking as approved shall be fully implemented on site prior to the first operation of the development hereby approved.

Reason

In the interests of promoting sustainable transport and to accord with Policy SP20 of the Neath Port Talbot Local Development Plan.

8. Notwithstanding the details submitted, details and specification for all temporary construction lighting shall be provided as part of the submissions under Conditions 16 and 18 of Outline Planning Permission P2018/0493.

These details shall ensure compliance with the overarching lighting strategy hereby approved, and ensure that there are no adverse impacts upon dark corridors or protected and retained biodiversity habitat areas, nor the amenity of any adjoining development.

Reason

In the interest of visual, residential amenity and to prevent any unacceptable light spillage, and in the interest of biodiversity and protected species and to ensure the proposal complies with Policies EN8 and BE1 of the Local Development Plan.

9. Prior to their use on site, details of all permanent external lighting which shall adhere to the overarching Lighting Strategy hereby approved shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall;
- a) Identify those areas/features on site that are particularly sensitive for nocturnal wildlife, especially bats, and that are likely cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
 - b) Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.
 - c) Identify the location of all external lights, the specification, intensity of illumination, predicted lighting contours (Lux plots), together with proposed hours of operation and any mitigation measures required and timescales for the installation of all lighting.

The approved lighting shall be implemented on site in accordance with the approved scheme, and retained as such thereafter. No additional external lighting shall be provided.

Reason

In the interest of visual, residential amenity and to prevent any unacceptable light spillage, and in the interest of biodiversity and protected species and to ensure the proposal complies with Policies EN8 and BE1 of the Local Development Plan.

10. Notwithstanding details submitted to and approved under Condition 29 of outline Planning Permission P2018/0493. Prior to construction within any construction phase as identified on plan number 2332310590- 201-SK22-P04- Construction sequencing plan, a contaminated land site investigation scheme shall be prepared by a competent person following guidance given in British Standard BS 10175 and Land Contamination Risk Management (LCRM) or other such suitable method as agreed which shall be submitted to and approved in writing by the Local Planning Authority (including any additional requirements that it may specify). The purpose of the investigation scheme is to refine and update the Conceptual Site Model and the associated potential pollutant linkages and evaluate whether this is an unacceptable risk associated with the linkages. This proposal shall provide details of the extent and methodologies of sampling, analyses and proposed assessment criteria required to enable the characterisation of the plausible pollutant linkages identified. The site investigation works shall be undertaken in accordance with the approved details.

Reason

To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment.

11. Notwithstanding the details submitted to and approved under Condition 42 of outline Planning Permission P2018/0493 and prior to any works commencing on constructing the main visitor access, the following details shall be submitted to and approved in writing by the Local Planning Authority;

- All structural calculations to the relevant Eurocode for any supporting structures associated with the traffic controlled junction including an Appraisal in Principle document in accordance with Design Manual for Roads and Bridges BD2/12.
- Details of all existing/relocated and proposed street lighting.

The scheme as approved shall be constructed and completed prior to the first beneficial use of any building.

Reason:

In the interest of highway safety and to ensure the development complies with Policy TR2 of the Neath Port Talbot Local Plan.

12. Notwithstanding the details submitted to and approved under condition 44 of the Outline Planning Permission P2018/0493 and prior to any works commencing on the construction of the main staff/delivery access, a scheme for all bi-lingual signage and its lighting together with associated lining for the TRO shall be submitted to and approved in writing by the Local Planning Authority .This scheme as approved shall be fully implemented prior to the commencement of any phase of development identified under Condition 7.

Reason:

In the interest of highway safety and to ensure the development complies with Policy TR2 of the Neath Port Talbot Local Development Plan.

- 13.** Notwithstanding the details submitted to and approved in writing under Conditions 21 (SELMP) and 23 (Landscaping) prior to any development taking place revised and additional landscaping plans shall be submitted including additional plans covering the hydrological catchment for the Peat which shall minimise impacts on the water quantity entering the Peat area, together with an overarching site wide landscaping plan that shall adhere to the principles as set out within the SELMP and provide a majority of native and /or wildlife friendly species, and the retention of natural habitat where possible.

Reason:

In the interest of biodiversity, visual amenity and long term management and maintenance of all landscaped areas and to ensure the development complies with Policy BE1 and EN7 of the Neath Port Talbot Local Development Plan.

- 14.** Notwithstanding the details submitted, Northern Section Alternative, as approved under Condition 35 of the outline planning permission [Application no. P2018/0493] a feasibility report shall be completed on alternatives resulting in a final Scheme showing a connection to route NCN885 or NCN887 of the National Cycle Network. The Scheme shall be submitted to and approved by the Local Planning Authority and implemented in accordance with the agreed Scheme prior to the opening of the development to the public.

Reason:

To ensure a suitable cycleway and footway system is implemented throughout the development within an appropriate timescale, in the interests of promoting sustainable transport and to accord with Policy SP20 of the Neath Port Talbot Local Development Plan.

- 15.** In the interests of clarity and notwithstanding the details submitted no development, including the raising and lowering of ground levels or hardstandings shall take place within the Peat area. No additional development, including any hardstandings within the hydrological Catchment for the Peat as identified in Plan Appendix 1 - AV-STN-DG-XX-DR-D-0009 (Rev: P01), outside of the specific development hereby approved and shown on Proposed Masterplan - 21055 (05) 104 Rev A _PDA shall be permitted. Any further development within this zone shall be supported by detailed hydrological assessment considering any impacts on the Peat.

Reason:

To ensure the impacts upon peat, as a carbon store and biodiversity resource, are minimised and appropriate mitigation applied and to ensure the development complies with Policy BE1 and EN7 of the Neath Port Talbot Local Development Plan.

SECTION B – MATTERS FOR INFORMATION

APPEALS DETERMINED

a) Planning Appeals

Appeal Ref: A2022/0009 **Planning Ref:** P2022/0113

PINS Ref: CAS-01947-L8S0Z

Appellant: Mr And Mrs G Porter

Proposal: Construction of rear extension, increase in ridge height, rear dormer extension and construction of detached garage.

Site Address: Hafod Wennol Farm Lane From Baran Road To
Hafod Wennol Farm Rhydyfro Pontardawe
Swansea Neath Port Talbot SA8 4RU

Appeal Method: Written Representations

Decision Date: 19 October 2022

Decision: Appeal Allowed with Conditions

Appeal Decision Letter

b) Enforcement Appeals

Mae'r dudalen hon yn fwriadol wag

SECTION B – MATTERS FOR INFORMATION

DELEGATED APPLICATIONS

DETERMINED BETWEEN 3 OCTOBER 2022 AND 31 OCTOBER 2022

App No: **P2021/0399**

Proposal: Demolition of existing building to facilitate engineering operations including retaining work for the creation of car park for the siting of a mobile MRI scanning machine trailer plus siting of demountable welfare facilities.

Location: Llandarcy Sports Centre Llandarcy Neath SA10 6JD

Decision: Approved

Ward: Coedffranc West

App No: **P2021/1234**

Proposal: Proposed first floor side extension with undercroft. Retention of existing retaining works and incorporation of land into residential curtilage. Plus construction of 600mm high planter on front boundary

Location: 311 Graig Road Godre'r Graig SA9 2NZ

Decision: Approved

Ward: Godre'rgrraig

App No: **P2022/0055**

Proposal: Proposed domestic garage and change of use of an area of land to residential curtilage

Location: Fedw Hir 37 Uplands Road Pontardawe Swansea Neath Port Talbot

Decision: Approved

Ward: Pontardawe

App No: **P2022/0121**

Proposal: Replacement agricultural building for housing of livestock, plus storage of feed and machinery

Location: Angel Farm Pontneathvaughan Road Glynneath Neath Neath Port Talbot

Decision: Approved

Ward: Glynneath Central & East

App No: **P2022/0230**
Proposal: Proposed construction of two domestic dwellings and the demolition of an existing bungalow
Location: 35 Parish Road Blaengwrach SA11 5SW
Decision: Approved
Ward: Blaengwrach & Glynneath West

App No: **P2022/0268**
Proposal: Removal of existing structure and construct replacement two storey detached dwelling
Location: Tor Y Graig Farm Ty Llwyd Bryncoch SA10 7DX
Decision: Refused
Ward: Bryncoch North

App No: **P2022/0409**
Proposal: Retention of change of use of front of building from former Bakery (Use Class A1) to dwellinghouse (Use Class C3) and change of use of detached outbuilding to rear from former Bakery (Use Class A1) to garage/workshop incidental to existing dwellinghouse (Use Class C3) and extension of residential curtilage to rear, retention of single storey rear extension and 1no. Polytunnel, sleeper wall, fencing and chicken coops.
Location: 37 Heol Cae Gurwen Gwaun Cae Gurwen SA18 1HG
Decision: Approved
Ward: Gwaun Cae Gurwen & Lower Brynamman

App No: **P2022/0418**
Proposal: Details in pursuant of condition 3 (site investigation and land contamination), condition 5 (foul drainage scheme), condition 6 (construction method statement), condition 7 (ecological construction method statement) and condition 12 (revised parking layout of plot 4) of planning permission P2021/0780 approved 06/05/2022
Location: Land At Pearson Way Penrhiwtyn Neath SA112EJ
Decision: Approved
Ward: Neath East

App No: **P2022/0438**
Proposal: Retention of Garden room
Location: 23 Hooper Way Tonna SA11 3FB
Decision: Approved
Ward: Resolven & Tonna

App No: **P2022/0441**
Proposal: Proposed single storey side and two storey rear extension
Location: 13 Derwen Road Alltwen Pontardawe SA8 3AU
Decision: Approved
Ward: Alltwen

App No: **P2022/0493**
Proposal: Proposed detached residential dwelling and detached two storey building comprising 2no flats and associated external works and parking
Location: Land At 191 Victoria Road Sandfields Port Talbot Neath Port Talbot
Decision: Approved
Ward: Sandfields East

App No: **P2022/0504**
Proposal: Erection of single-storey pod containing WeBuyAnyCar (Use Class Sui Generis) car valuation area for off-site sale in S/E corner of existing store car park (change of use of 12 existing car parking spaces)
Location: Morrisons Supermarket Riverside Drive Neath SA11 1RS
Decision: Approved
Ward: Neath North

App No: **P2022/0505**
Proposal: New fascia signage and various 'WeBuyAnyCar' vinyl advertisements to all 4 elevations of pod in S/E corner of existing store car park
Location: Morrisons Supermarket Riverside Drive Neath SA11 1RS

Decision: Approved
Ward: Neath North

App No: **P2022/0508**

Proposal: Details to be agreed in association with condition 10 (lighting scheme) of application P2019/5679 granted on 5th February 2020

Location: Former Dwr Y Felin Lower Comprehensive School, Heol Penlan, Neath, SA10 7LB

Decision: Approved
Ward: Dyffryn

App No: **P2022/0510**

Proposal: Reserved matters application for rural enterprise dwelling with parking and associated works including details in respect of reserved matters condition 5 (a scheme of intrusive site investigations to assess the potential risks from former coal mining activity), condition 6 (parking), condition 7 (boundary treatment), condition 8 (ground and floor levels), condition 9 (foul drainage), condition 10 (artificial nesting sites for birds and roosting for bats) and condition 11 (materials) pursuant to outline planning permission P2020/0972 approved on 12.08.2021

Location: Glyn Gwilym Farm Lane From Waterfall Road To Glyn Gwilym Farm Resolven SA11 4EG

Decision: Approved
Ward: Resolven & Tonna

App No: **P2022/0541**

Proposal: Proposed single storey rear extension, the works for which include the partial demolition of an existing single storey rear extension and detached garage.

Location: 78 Cimla Crescent Cimla SA11 3NP

Decision: Approved
Ward: Neath South

App No: **P2022/0559**

Proposal: Details to be agreed of in relation to condition 5 (details of the proposed green roof) of planning application P2022/0226 granted on 27/6/22 (Revised plans / formation received 13/09/2022)
Location: Unit 1 Ynysygerwn Avenue Aberdulais SA10 8HH
Decision: Approved
Ward: Aberdulais

App No: **P2022/0579**
Proposal: Single storey attached garage and extension to rear (amended plans).
Location: 3 Barry Road Lower Brynamman SA18 1TY
Decision: Approved
Ward: Gwaun Cae Gurwen & Lower Brynamman

App No: **P2022/0580**
Proposal: Details to be agreed in association with conditions 17 (play area details), 18 (surface water management and maintenance plan), 22 (boundary treatments), 23 (landscape and open space management plan) and 35 (tree planting scheme) of permission P2018/0301 granted on 20.06.2019
Location: Former Clun Primary School Lletty Dafydd Clyne Neath Neath Port Talbot
Decision: Approved
Ward: Resolven & Tonna

App No: **P2022/0581**
Proposal: Non Material Amendment to application ref: P2018/0301 approved 20.06.2019 to vary the wording of condition 17 to delay the full implementation of the play area until the beneficial use of properties in phase 2.
Location: Former Clun Primary School Lletty Dafydd Clyne Neath Neath Port Talbot
Decision: Approved
Ward: Resolven & Tonna

App No: **P2022/0607**

Proposal: Demolition of existing garage and part demolition of rear elevation together with proposed construction of two storey side and rear extension and single storey rear extension together with outbuilding comprising outside kitchen area with works to garden
Location: 31 Danygraig Terrace Main Road Cadoxton SA10 8BT
Decision: Approved
Ward: Cadoxton

App No: **P2022/0610**

Proposal: Proposed external bicycle shelter approx. L4100mm x D3000mm x H2200mm at the rear entrance to the building. The proposed shelter would be installed on existing hardstanding with additional concrete pads (300x300mm).

Location: Port Talbot Resource Centre, Abm Health Board Moor Road Aberavon SA12 7BJ

Decision: Approved
Ward: Aberavon

App No: **P2022/0616**

Proposal: Demolition of existing detached garage and construction of 2 storey extension with attic rooms including rear dormer to side of dwelling with single storey extension at rear.

Location: 75 Bryn Road Cwmllynfell SA9 2FR

Decision: Approved
Ward: Cwmllynfell & Ystalyfera

App No: **P2022/0631**

Proposal: Proposed construction of 1 No. detached dwelling and associated works

Location: Land Adjacent To Plots 1-3 Lllys Baran, Baran Road, Rhydyfro, Pontardawe, SA8 4RW

Decision: Approved
Ward: Pontardawe

App No: **P2022/0641**

Proposal: Change of use of a domestic garage into a barbershop (A1 use class). Access for clients will be available via the back road access, on street parking and off street parking within residential curtilage. Clients will be invited to the shop by appointment only, no more than one/two clients waiting at one time.

Location: 20 New Street Tonna Neath Neath Port Talbot SA11 3JH

Decision: Refused

Ward: Resolven & Tonna

App No: **P2022/0644**

Proposal: To convert existing home office, gym and storage area into a home office, gym, storage area and beauty studio.

Location: 34 Ocean View Jersey Marine Neath Neath Port Talbot SA10 6JZ

Decision: Not Issue Certificate

Ward: Coedffranc West

App No: **P2022/0649**

Proposal: Details pursuant to the discharge of condition 7 (construction phasing) of planning permission P2021/0327 (Development of a Global Centre of Rail Excellence, approved on the 27/07/2021)

Location: Land at and surrounding the Nant Helen Surface Mine site, Powys and Onllwyn Distribution Centre, Neath Port Talbot

Decision: Approved

Ward: Crynant, Onllwyn & Seven Sisters

App No: **P2022/0651**

Proposal: Siting of a detached log cabin to act as a Rural Enterprise Dwelling (for a temporary 3 year period)

Location: Bryn Awel Crynant Neath

Decision: Refused

Ward: Crynant, Onllwyn & Seven Sisters

App No: **P2022/0653**

Proposal: Variation of conditions 2, 6, 7, 8, 9, 11, 12, 13 of
planning permission P2017/0839
Location: Land Adjacent To Cook Rees Avenue Cimla Neath
Decision: Refused
Ward: Neath South

App No: **P2022/0654**
Proposal: Retention of building for use as a barber shop ancillary
to the gym.
Location: Unit 9 Gym Quay Road Neath SA11 1SL
Decision: Refused
Ward: Neath North

App No: **P2022/0660**
Proposal: Convert garage into living room
Location: 15 Ffordd Danygraig Godre'r Graig SA9 2BH
Decision: Approved
Ward: Godre'rgraig

App No: **P2022/0663**
Proposal: Change of use from social club to dwelling (C3 use)
and associated works
Location: Former Constitutional Club 1-3 Office Place
Glyncorrwg SA13 3DH
Decision: Refused
Ward: Glyncorrwg

App No: **P2022/0665**
Proposal: Proposed two-storey and single storey rear extensions,
the works for which would include the demolition of an
existing single storey rear extension and a section of
the existing garage. Proposed repositioning of main
entrance door with a front canopy style porch plus
addition, omission and alterations to existing window
and door openings within the property
Location: 5 Dynevor Avenue Neath SA10 7AG
Decision: Approved
Ward: Bryncoch South

App No: **P2022/0666**
Proposal: Single storey side extension.
Location: 8 Harvey Crescent Sandfields Port Talbot SA12 6DF
Decision: Approved
Ward: Sandfields East

App No: **P2022/0676**
Proposal: Replace a section of existing 1.8m high boundary railings with 2.4m high dark green powder coated steel mesh fencing with associated gates.
Location: Croeserw Primary School Bryn Siriol Croeserw Cymmer Port Talbot
Decision: Approved
Ward: Cymmer & Glyncorrwg

App No: **P2022/0679**
Proposal: Development of EV charging stations, including associated car parking, site clearance, PV canopies, drainage works, and landscaping/ecological mitigation.
Location: The Quays Brunel Way Baglan Energy Park SA11 2GG
Decision: Approved
Ward: Briton Ferry West

App No: **P2022/0682**
Proposal: New entrance canopy/ carport, single storey rear flat roof extension & Juliet balcony to front elevation
Location: Cwrt Bychan House Cwrt Buchan Lane Margam Port Talbot SA13 2PQ
Decision: Approved
Ward: Margam & Taibach

App No: **P2022/0686**

Proposal: Proposed two-storey rear extension, with raised terrace area to the rear, the works for which include the demolition of an existing two-storey conservatory, outbuilding and front porch. Plus replacement of existing two-storey flat roof with a new pitched roof and internal re-modelling.

Location: 65 Leyshon Road Gwaun Cae Gurwen SA18 1EN

Decision: Approved

Ward: Gwaun Cae Gurwen & Lower Brynamman

App No: **P2022/0689**

Proposal: New vehicle access and hardstanding within front curtilage, single storey rear extension, patio and steps.

Location: 36 Margam Road Taibach SA13 2BN

Decision: Approved

Ward: Margam & Taibach

App No: **P2022/0690**

Proposal: First floor rear extension with access to rear garden, obscurely glazed safety screens and change from mono pitch roof to flat roof of existing ground floor rear extension.

Location: 27 Villiers Road Blaengwynfi Port Talbot Neath Port Talbot SA13 3TH

Decision: Approved

Ward: Gwynfi & Croeserw

App No: **P2022/0693**

Proposal: Single storey side garage and single storey rear extension with pergola. Balcony proposed over flat roof extension at the rear.

Location: 71 Pen Yr Alltwn Alltwn Pontardawe SA8 3EA

Decision: Approved

Ward: Alltwn

App No: **P2022/0694**

Proposal: Variation of condition 3 of planning permission P2016/0567 to extend the period of time that the development can occupy the site before returning it to its former condition.
Location: Caegarw Solar Farm Caegarw Farm A48 From Margam Roundabout To Pyle Road Margam Bridgend
Decision: Approved
Ward: Margam & Taibach

App No: **P2022/0696**
Proposal: Proposed first floor rear extension above existing flat roof ground floor extension.
Location: 91 Crymlyn Road Skewen SA10 6DY
Decision: Refused
Ward: Coedffranc West

App No: **P2022/0703**
Proposal: Lowering of sill level to increase size of existing window opening - Lawful Development Certificate Proposed
Location: Llwyn Coed Neath Road Crynant Neath Neath Port Talbot
Decision: Issue Certificate
Ward: Crynant, Onllwyn & Seven Sisters

App No: **P2022/0705**
Proposal: Works to woodland protected under Tree Preservation Orders T198 and T249. The works include removal of dangerous trees (T1, T3, T5, T7, T8 and T9), Sever Ivy on T4, cut back trees along G1, Thin out G2, Crown Lift to G3, woodland thinning and crown lifting to improve amenity value of woodland and to allow access to maintain the area.
Location: Penbont 4 Cwm Nant Llwyd Road Gellinudd Pontardawe SA8 3DT
Decision: Approved
Ward: Rhos

App No: **P2022/0707**
Proposal: Felling of x1 Beech Tree (identified as T1).

Location: Bryngoleu Vicarage Drive Pontardawe SA8 4PB
Decision: Approved
Ward: Pontardawe

App No: **P2022/0710**

Proposal: Proposed single storey rear extension, the works for which would include setting back the existing garden retaining wall.

Location: 49 Tyn Y Cae Alltwen Pontardawe SA8 3DJ
Decision: Approved
Ward: Alltwen

App No: **P2022/0713**

Proposal: Proposed two-storey rear extension, the works for which include the demolition of an existing single storey rear extension and the addition of new window openings within the main dwellinghouse.

Location: 63 Gwyrddgoed Pontardawe Swansea Neath Port Talbot SA8 4NL
Decision: Approved
Ward: Pontardawe

App No: **P2022/0716**

Proposal: Proposed ground floor and first floor extension.

Location: 95 Main Road Bryncoch Neath Neath Port Talbot SA10 7TL

Decision: Approved
Ward: Bryncoch North

App No: **P2022/0718**

Proposal: Works to two early mature Norway spruce trees in front garden (identified as T1 and T2). Crown reduce both trees by 25% or 6-7m reduction in height, with the remaining top 5m having the sides brought in by up to 2m to bring them back into a spruce shape.

Location: 1 Gardeners Cottages Tareni Gleision Access Lane Cilybebyll Pontardawe SA8 3JJ

Decision: Approved
Ward: Rhos

App No: **P2022/0721**
Proposal: Conversion of existing integral garage into living accommodation including new window
Location: 139 Bryn Morgrug Alltwen Pontardawe SA8 3DP
Decision: Approved
Ward: Alltwen

App No: **P2022/0729**
Proposal: Single storey side extension, raised access platform, safety rail and steps.
Location: 10 Parish Road Blaengwrach Neath Neath Port Talbot SA11 5SW
Decision: Approved
Ward: Blaengwrach & Glynneath West

App No: **P2022/0744**
Proposal: Proposed two-storey side and rear extensions, the works for which include the replacement of the existing pitched roof on the existing single storey rear extension with new flat roof.
Location: 1 Garth Road Tairgwaith Ammanford SA18 1UY
Decision: Approved
Ward: Gwaun Cae Gurwen & Lower Brynamman

App No: **P2022/0746**
Proposal: Non-material amendment to planning permission P2017/0469 to allow for a revised internal layout, siting of equipment and associated development.
Location: Greenfrog STOR Brunel Way Baglan Energy Park Neath SA11 2GG
Decision: Approved
Ward: Briton Ferry West

App No: **P2022/0747**
Proposal: Single storey rear extension and external alterations.
Location: 17 Gronow Close Court Herbert Neath SA10 7AD
Decision: Approved

Ward: Dyffryn

App No: **P2022/0749**

Proposal: Detached single storey garage

Location: 18 Afan Road Duffryn Rhondda Port Talbot Neath
Port Talbot SA13 3ES

Decision: Approved

Ward: Cymmer & Glyncorrwg

App No: **P2022/0750**

Proposal: Single storey rear extension and raised patio area

Location: 28 Hawthorn Avenue Cimla SA11 3NW

Decision: Approved

Ward: Neath South

App No: **P2022/0751**

Proposal: Details to be agreed in association with condition 19
(verification report) of application P2019/5237 granted
on 25/09/2019.

Location: Plaza Cinema Talbot Road Port Talbot SA13 1DH

Decision: Approved

Ward: Port Talbot

App No: **P2022/0754**

Proposal: Works to Oak tree marked T1 of Tree Preservation
Order T314/W2 - Crown lift over pavement to 2.5
metres and reduce crown by 2-3 metres (previous
planning permission P2020/0633 not utilised prior to
planning permission expiring)

Location: Woodland Adjacent To 5 Cwrt Yr Eos Coed Hirwaun
Port Talbot Neath Port Talbot

Decision: Approved

Ward: Margam & Taibach

App No: **P2022/0763**

Proposal: Roof extension to the side elevation of the property

Location: 22 Village Close Bryncoch SA10 7TE

Decision: Approved

Ward: Bryncoch North

App No: **P2022/0768**

Proposal: Works to tree covered by Tree Preservation Order T345 - T12 - Oak tree - to include the following works
Prune branches overhanging patio (SE-E side of canopy) by approx 2.5metres to suitable growth points and prune branches overhanging washing line (S-SSE side of canopy) by approx 2.5m to suitable growth points.

Location: 9 Maes Llwynonn Cadoxton SA10 8AQ

Decision: Approved

Ward: Cadoxton

App No: **P2022/0784**

Proposal: Removal of existing conservatory and construction of side extension including raising the roof level, conversion of lower ground floor store to bedroom and ancillary living accommodation.

Location: Brynderwen 29 Pheasant Road Trebanos
Pontardawe SA8 4DP

Decision: Approved

Ward: Trebanos

App No: **P2022/0786**

Proposal: Hipped roof to existing front porch and side extension.

Location: 99 Brooklyn Gardens Aberavon SA12 7PD

Decision: Approved

Ward: Aberavon

App No: **P2022/0792**

Proposal: Single storey rear extension - Lawful Development Certificate Proposed

Location: 30 Ridgewood Gardens Cimla SA11 3QF

Decision: Issue Certificate

Ward: Cimla & Pelenna

App No: **P2022/0793**

Proposal: Discharge of condition 23 (Traffic Regulation Orders) of planning permission P2020/0992 for Refurbishment of the existing 69 no. 2 bed flats, conversion of 3 no. 2 bed flats to 3 no. new 1 bed flats and the construction of an additional 1 no. 2 bed and 54 no. 1 bed flats, with associated car parking, landscaping and infrastructure works.

Location: Land North Of Bevin Avenue Sandfields Port Talbot SA12 6JU

Decision: Approved

Ward: Sandfields East

App No: **P2022/0804**

Proposal: Replacement of existing conservatory with single storey rear extension & loft conversion with 3 velux windows to front roof plane - Certificate of lawful development (Proposed)

Location: 14 Bramblewood Close Baglan SA12 8EG

Decision: Issue Certificate

Ward: Baglan

App No: **P2022/0806**

Proposal: Proposed single storey rear extension

Location: 30 Windsor Village Aberavon SA12 7EU

Decision: Approved

Ward: Aberavon

App No: **P2022/0813**

Proposal: Single storey rear extension.

Location: 5 Park Street Glyncorwg SA13 3DS

Decision: Approved

Ward: Cymmer & Glyncorwg

App No: **P2022/0817**

Proposal: Single storey rear extension

Location: 22 Darran Park Neath Abbey Neath Neath Port Talbot SA10 6PY

Decision: Issue Certificate

Ward: Dyffryn

App No: **P2022/0818**
Proposal: Proposed increased garden boundary - Lawful
Development Certificate Proposed
Location: 11 Ynyslas Crescent Glynneath SA11 5LB
Decision: Issue Certificate
Ward: Glynneath Central & East

App No: **P2022/0862**
Proposal: Neighbouring Authority Consultation (Application no.
22/0634/10) - Development of a solar farm with
ancillary infrastructure, security fence, access,
landscaping
and continued agriculture (additional information
re.LVIA rec. 16/08/22)(Amended General Layout Plan
rec. 29/09/22)(Updated HRA and PEA)
29/09/22)
Location: BRYNGOLWG FARM RHIGOS ROAD HIRWAUN
ABERDARE CF44 9UG
Decision: No Objections
Ward: Outside Borough

App No: **P2022/0882**
Proposal: Single storey side extension - Lawful Development
Certificate Existing
Location: 128 Abbottsmoor Aberavon SA12 6DT
Decision: Issue Certificate
Ward: Aberavon

App No: **P2022/0900**
Proposal: Non-material amendment to the wording of condition
24 (ecological statement of compliance with the
objectives of the Strategic Ecological Landscape
Management Plan (SELMP) To remove reference to
reserved matters submission, of planning permission
P2018/0493 (adventure resort development)
Location: Land At Pen Y Bryn Croeserw Cymmer Port Talbot
Decision: Approved
Ward: Cymmer & GlyncorrwgCymmer & Glyncorrwg

