



Cyngor Castell-nedd Port Talbot  
Neath Port Talbot Council

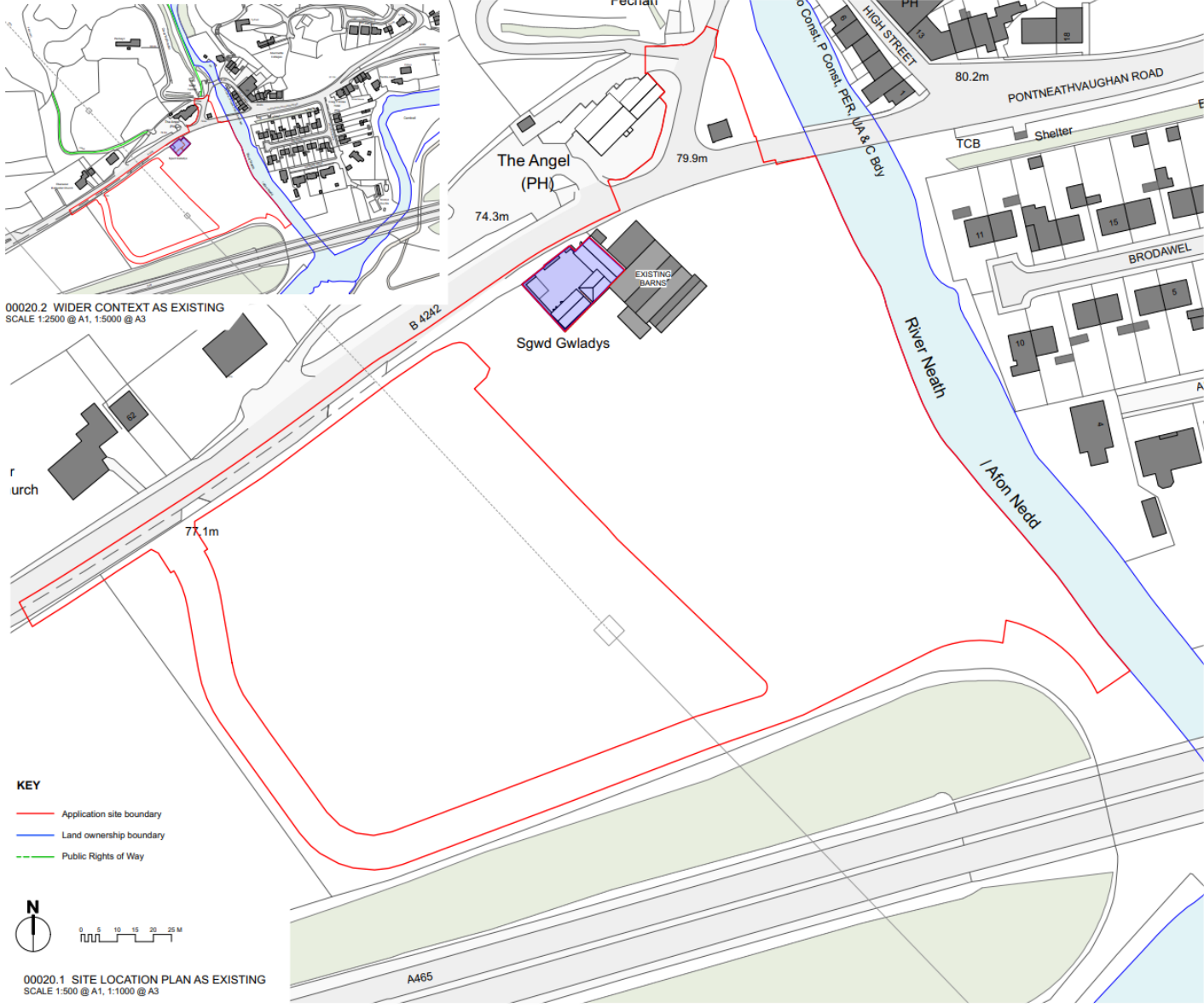
# Planning Committee

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



Cyngor Castell-nedd Port Talbot  
Neath Port Talbot Council

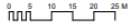
<u>APPLICATION NO:</u> P2024/0586	<u>DATE:</u> 13-09-24
<b>PROPOSAL:</b>	Proposed development of Waterfall Country Pontneddfechan Visitor Infrastructure Scheme to include retail shop, welfare facilities, tourist accommodation, ancillary plant room, lighting, car parking facilities , demolition of outbuildings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



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

**KEY**

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



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

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

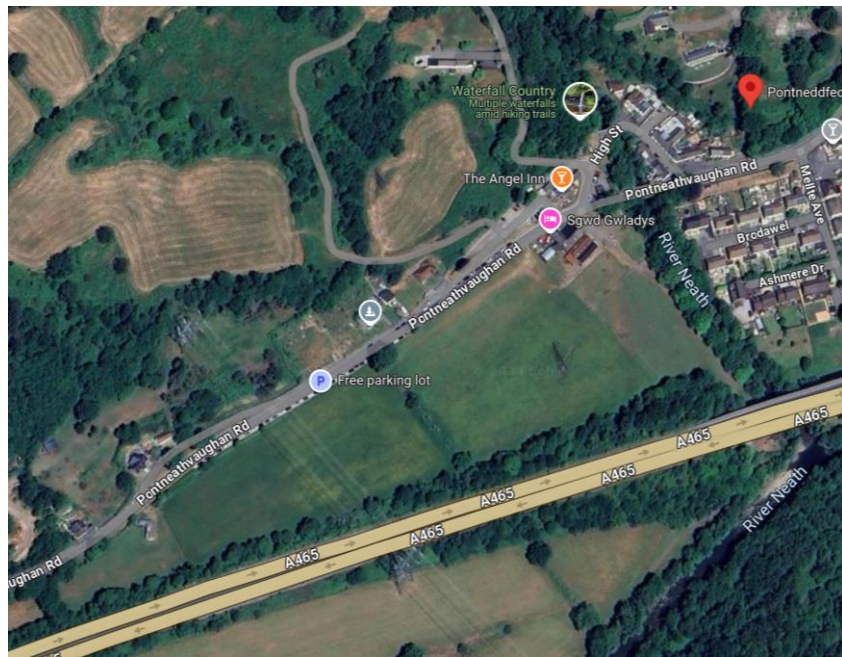
**Hiraeth.** job number: 2326 00  
 Volume: 00  
**NEATH PORT TALBOT CBC**  
**LOWER PONTNEDDFECHAN**  
**SITE LOCATION PLAN AS EXISTING**

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

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

UPLS	Volume	Issue	Date	DR number	Scale	Rev
2081	00	HIR	A	DR	00020	S2P10





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



*Long distance view from higher ground towards the site*



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

Site photos













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

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



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

*Inappropriate parking causes a nuisance to local residents*



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



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

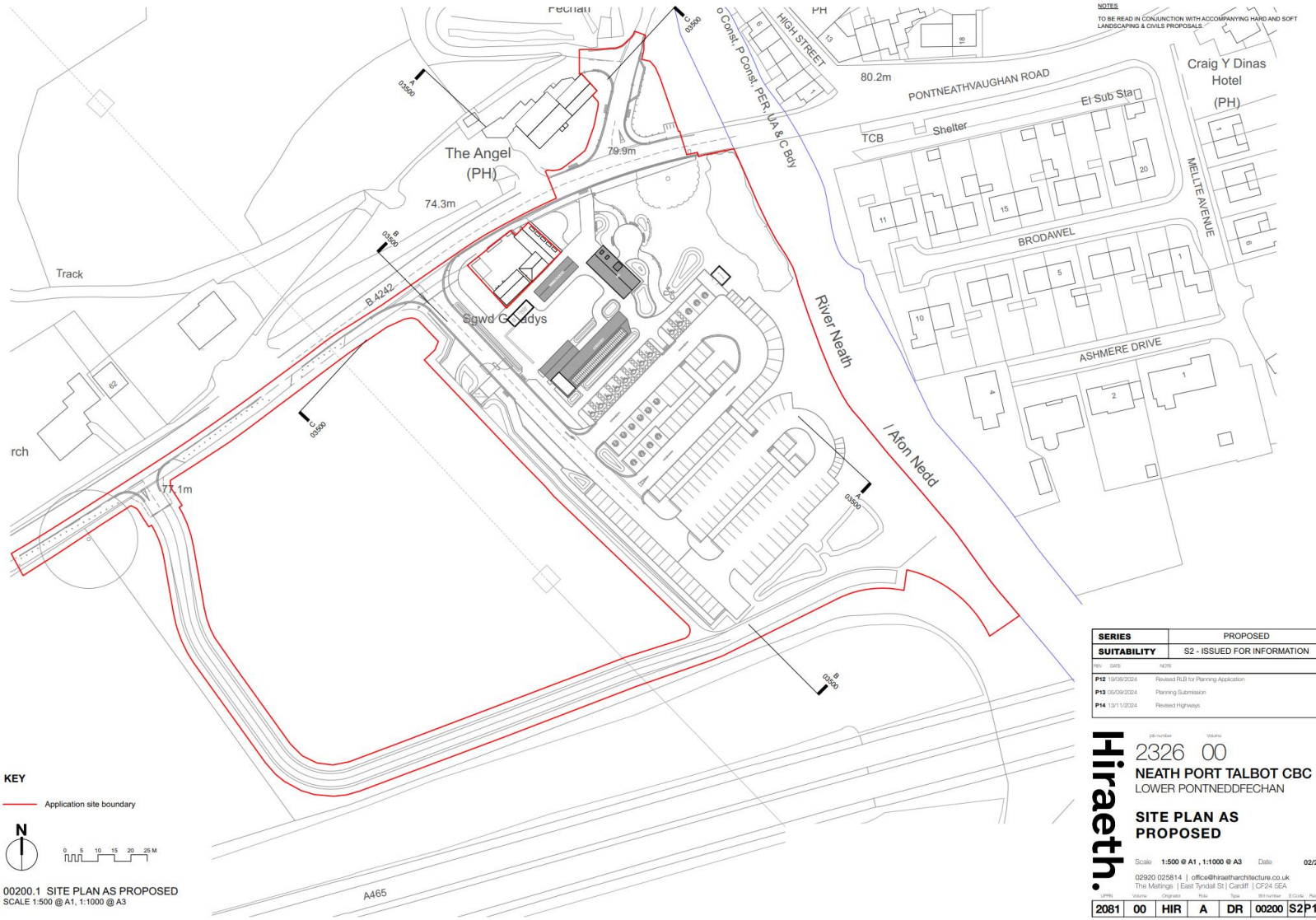


*26 parking spaces are available at Pontneddfechan Village Hall approx. 0.6 km away*



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





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

**KEY**

— Application site boundary

**N**

0 5 10 15 20 25 M

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

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

**Hiraeth.** 2326 00  
 NEATH PORT TALBOT CBC  
 LOWER PONTNEDDFECHAN

**SITE PLAN AS PROPOSED**

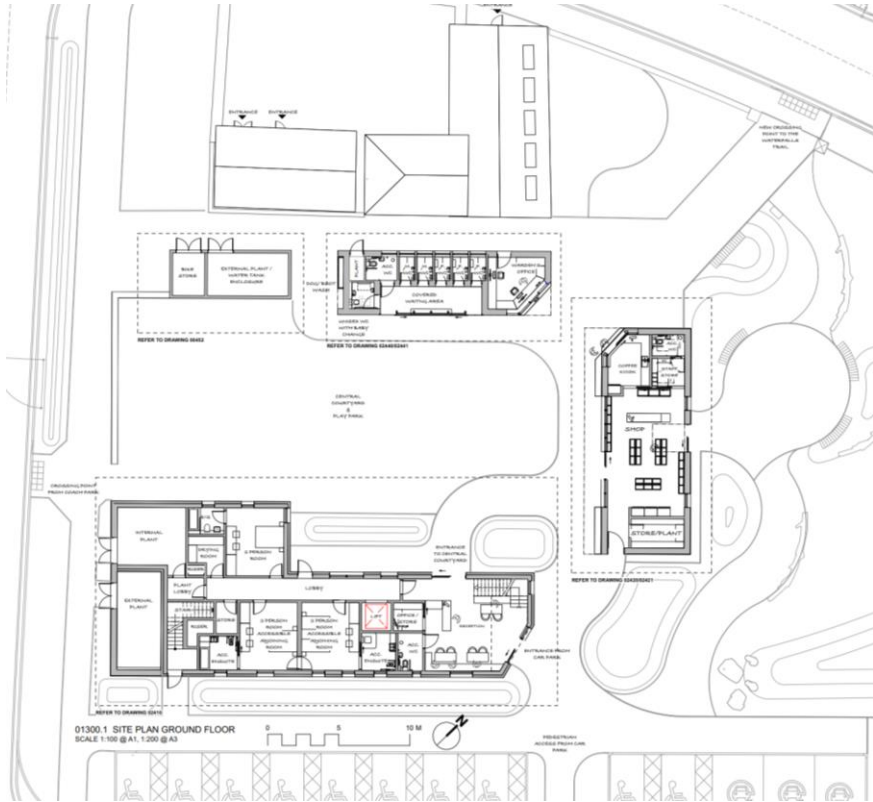
Scale: 1:500 @ A1, 1:1000 @ A3 Date: 02/24

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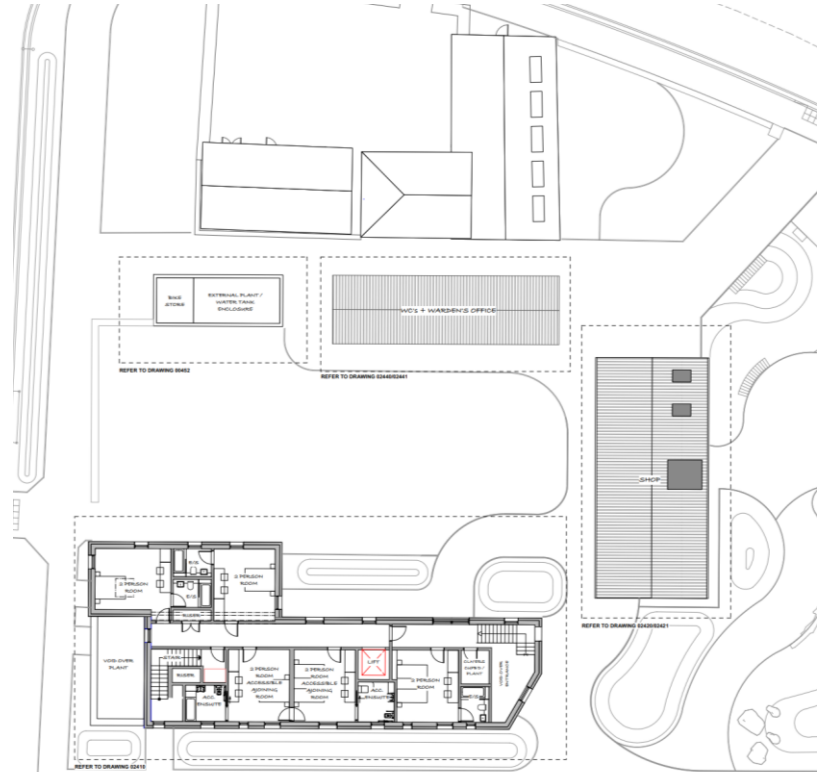
UPM	Volume	Original	Risk	Type	Revised	Issue
2081	00	HIR	A	DR	00200	S2P14

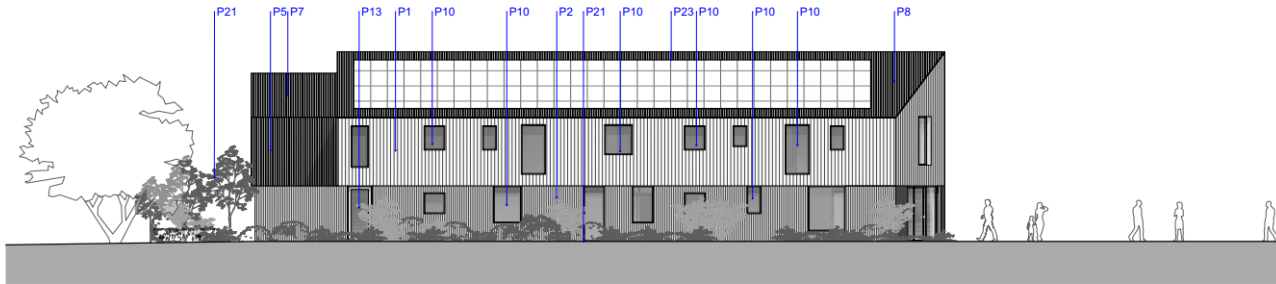
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# Ground Floor Plans

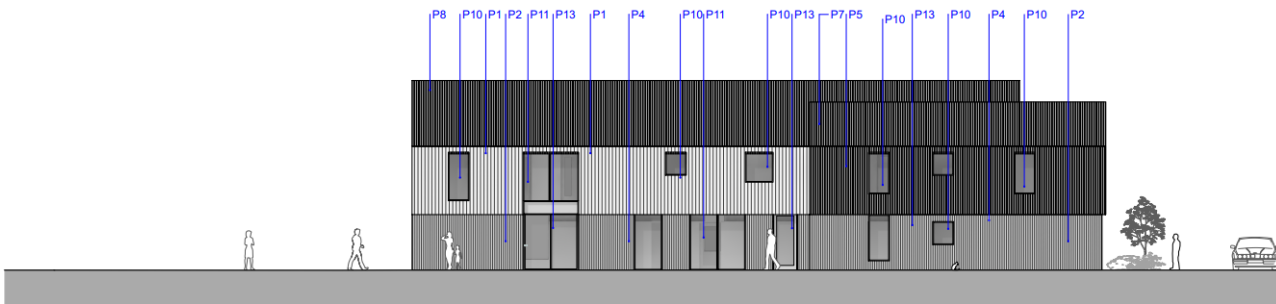
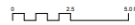


# First Floor Plans

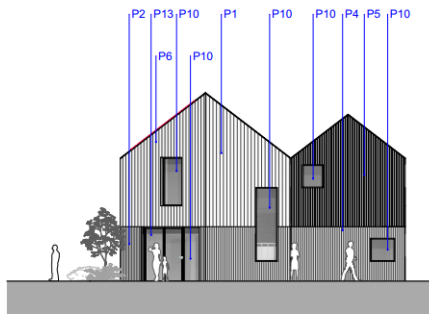




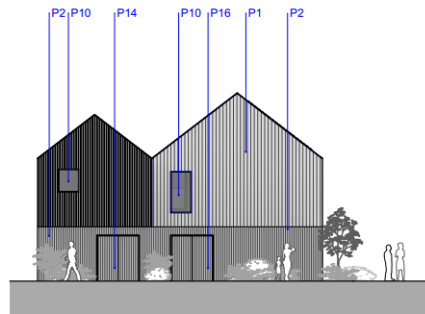
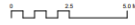
02410.1 SOUTH EAST ELEVATION  
SCALE 1:100 @ A1, 1:200 @ A3



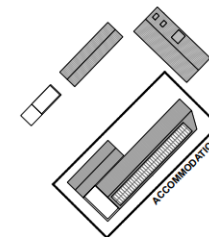
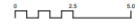
02410.2 NORTH WEST ELEVATION  
SCALE 1:100 @ A1, 1:200 @ A3



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



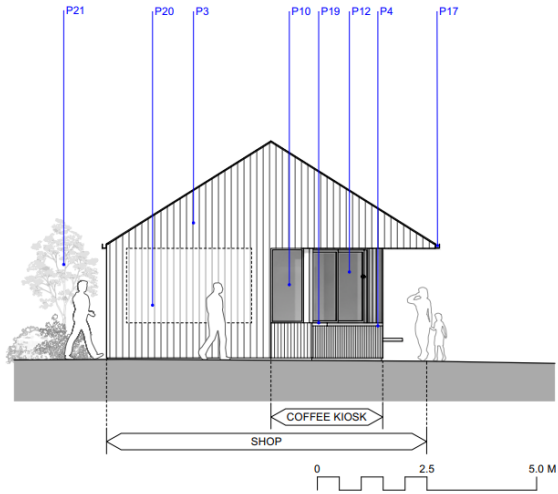
02410.4 SOUTH WEST ELEVATION  
SCALE 1:100 @ A1, 1:200 @ A3



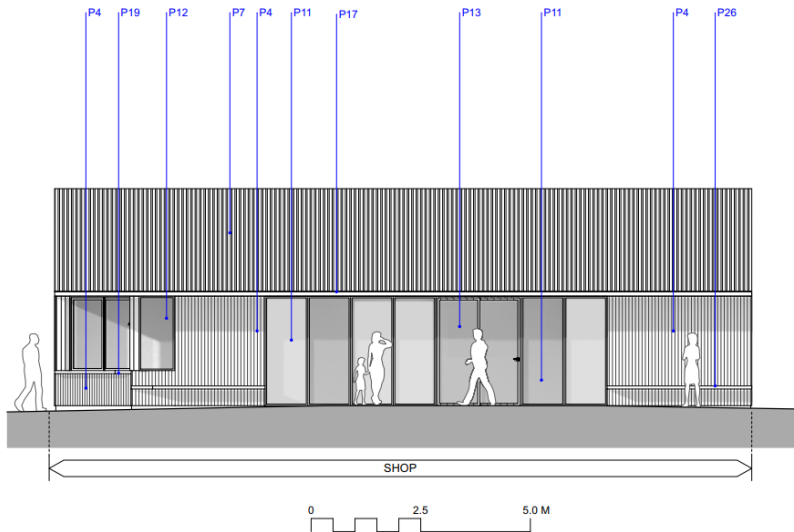
02410.5 KEY PLAN  
SCALE 1:500 @ A1, 1:1000 @ A3



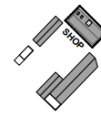




02421.1 NORTH WEST ELEVATION  
SCALE 1:50 @ A1, 1:100 @ A3

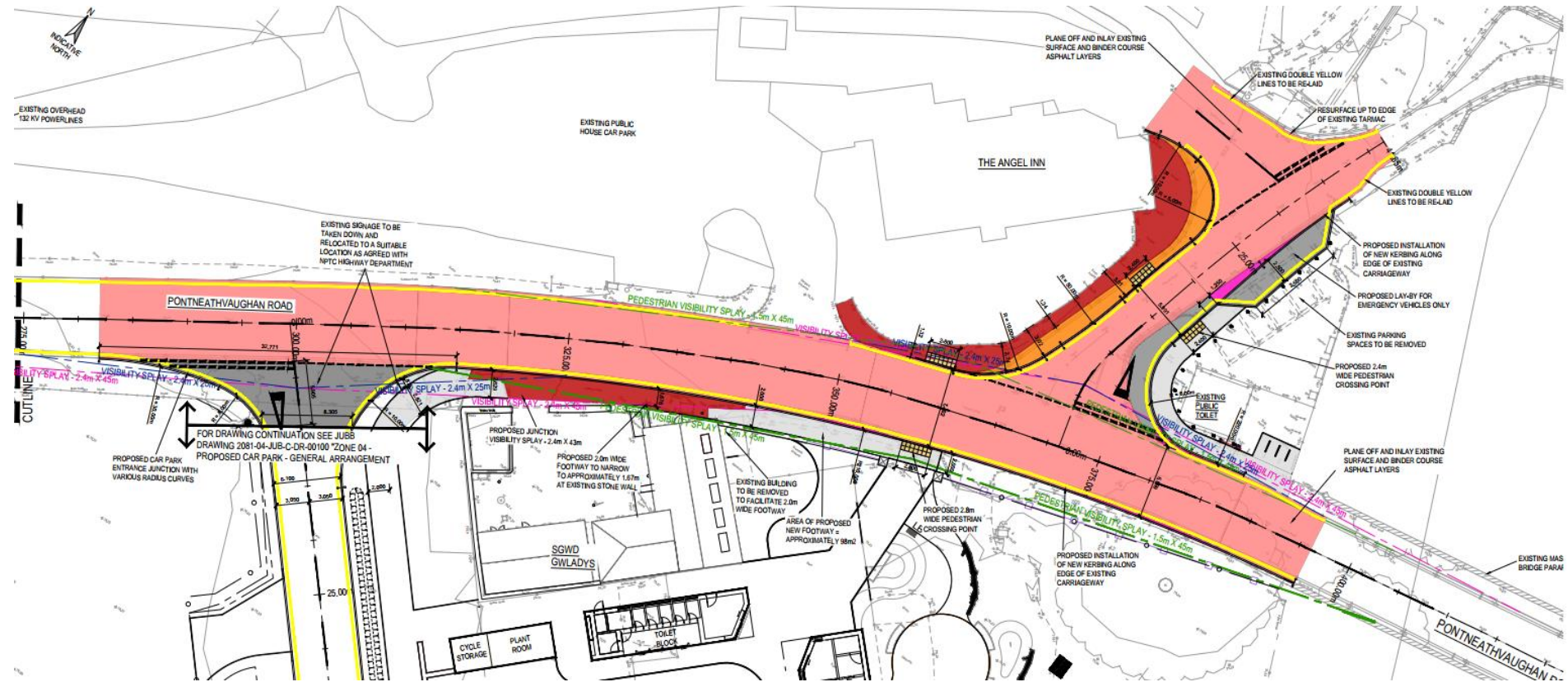


02421.2 SOUTH WEST ELEVATION  
SCALE 1:50 @ A1, 1:100 @ A3



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

# Proposed highway works









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



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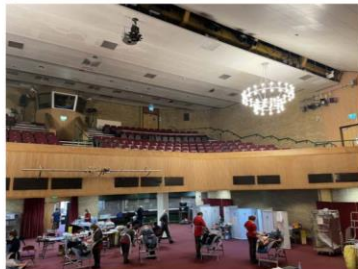
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### Views

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



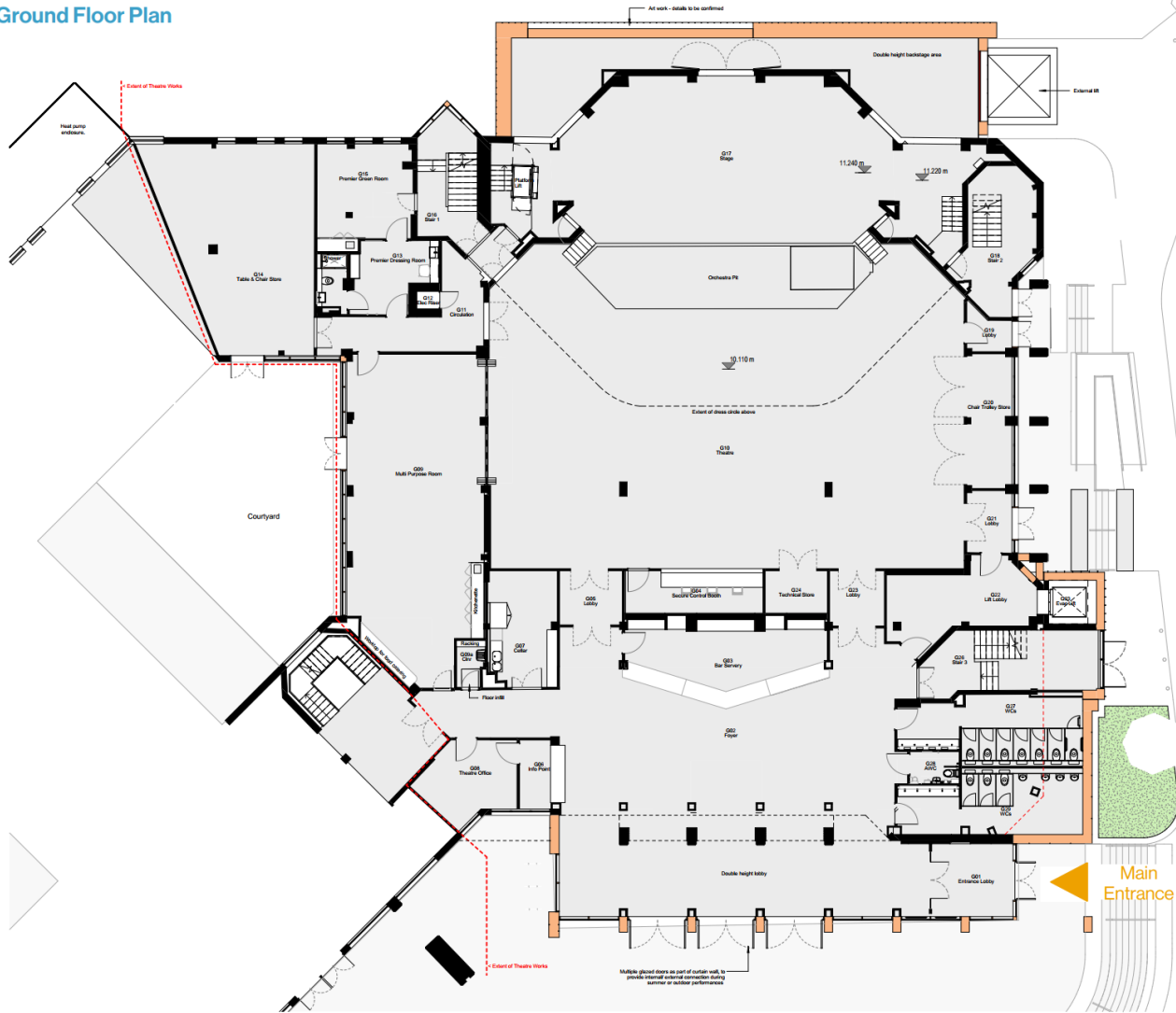


- ### Keys
- Redline Boundary
  - Trees Removed
  - Existing Tree Retained
  - Proposed Tree
  - Proposed Xmas Tree
  - Existing Grass Retained
  - Grass
  - Ornamental Planting
  - SuDS Planting
  - Green roof
  - Paving - Type 1
  - Paving - Type 2
  - Paving - Type 3
  - Asphalt
  - Ramp
  - Bench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

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

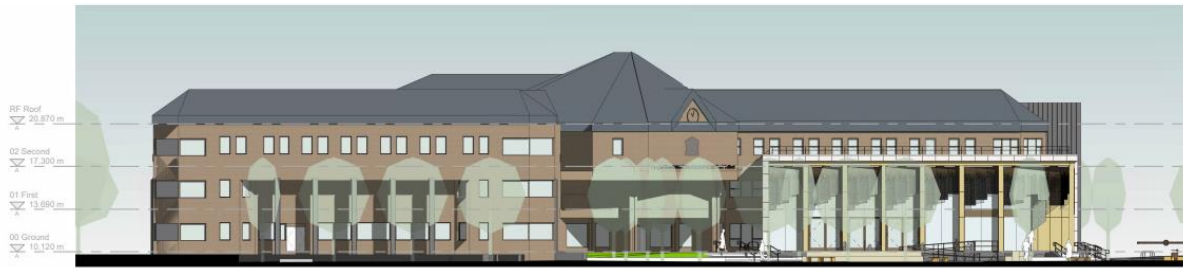
No.	Date	By	Revision Notes
P01	08/09/2024	WA	First Issue
P02	25/09/2024	WA	Stage 3 - Layout updates
P03	25/09/2024	WA	Stage 3 Issue
P04	15/10/2024	WA	Planning Issue

## 4.1 Proposed Plans Ground Floor Plan



### Ground Floor Accommodation

- Highly glazed extended foyer area, suitable for seating for daytime café and evening bar use. Improves customer experience and encourages a more diverse user group
- New passenger lift, to be sized to ensure accessibility for all
- Remodelled bar and coffee facility to provide retail provision to foyer area, enhances potential for commercial yield
- Better access routes into the auditorium
- Stage re-proportioned with extension to create cross over corridor and better wing space
- Green room and dressing rooms added
- Sliding partitions to create conference room facilities
- Breakout room / meeting room to support conference use
- Scene delivery area with external lift to allow for change in level
- New tech booth to provide better health and safety use
- Toilets remodelled and extended



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



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



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















# THEATR

Beth Sydd Maen  
What's on

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