



Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

Planning Committee

(Remote) 12th October 2021



Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

APPLICATION NO: P2018/0493

DATE: 25/07/2018

PROPOSAL: 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.

Additional and amended information received on 25/01/2019 and 07/02/2019 under Regulation 24 with regard to biodiversity, landscape and visual impact, social economic impact and transport together with modifications to the masterplan and parameters plan.

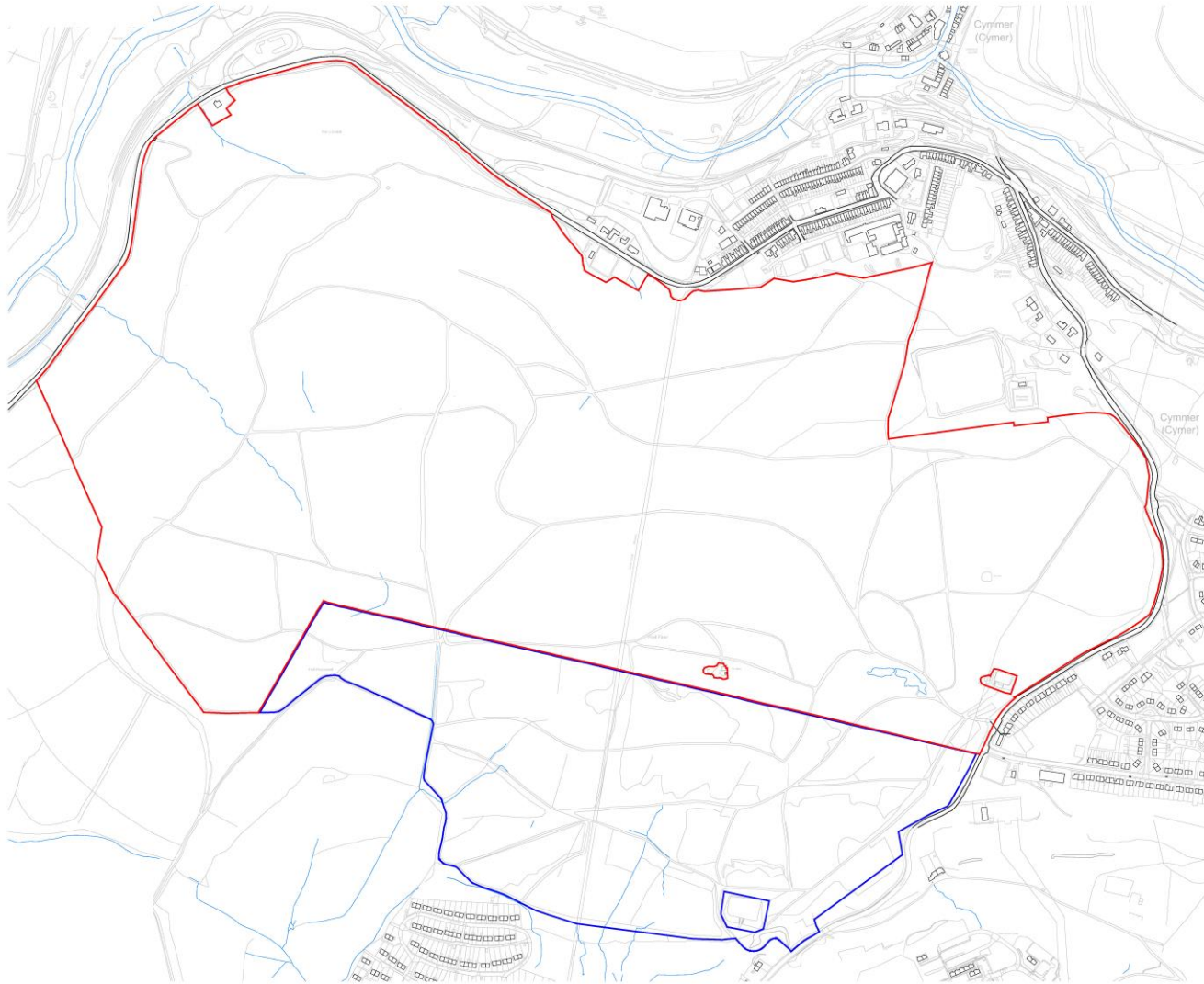
(September 2021 - Additional Submissions addressing development finance/deliverability, including revised Business Plan from Wildfox Resorts and indicative programme; Planning policy update; Ecological validation note, and minor changes to Concept Masterplan and Parameters Plan).

LOCATION: Land At Pen Y Bryn, Croeserw Cymmer, Port Talbot

APPLICANT: Afan Valley Limited

TYPE: Outline

WARD: Cymmer



- Key:
- Application Boundary
 - Additional Land within Applicant's Ownership



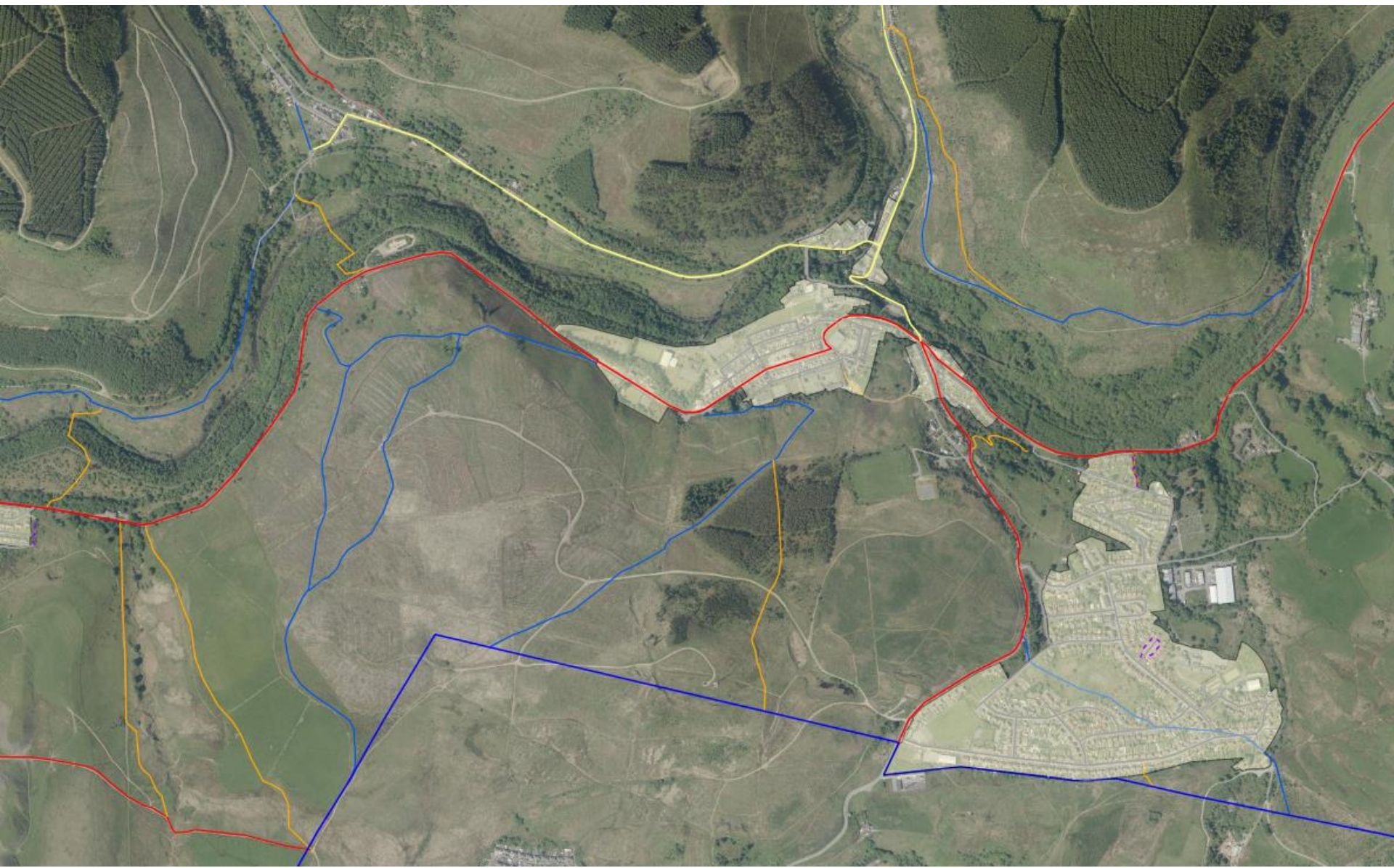
This drawing must not be scaled.
 Reported dimensions and to-scale to be used.
 Any requirements must be referred to the architect.
 Small drawings and large scale drawings.
 Take precedence over smaller drawings.

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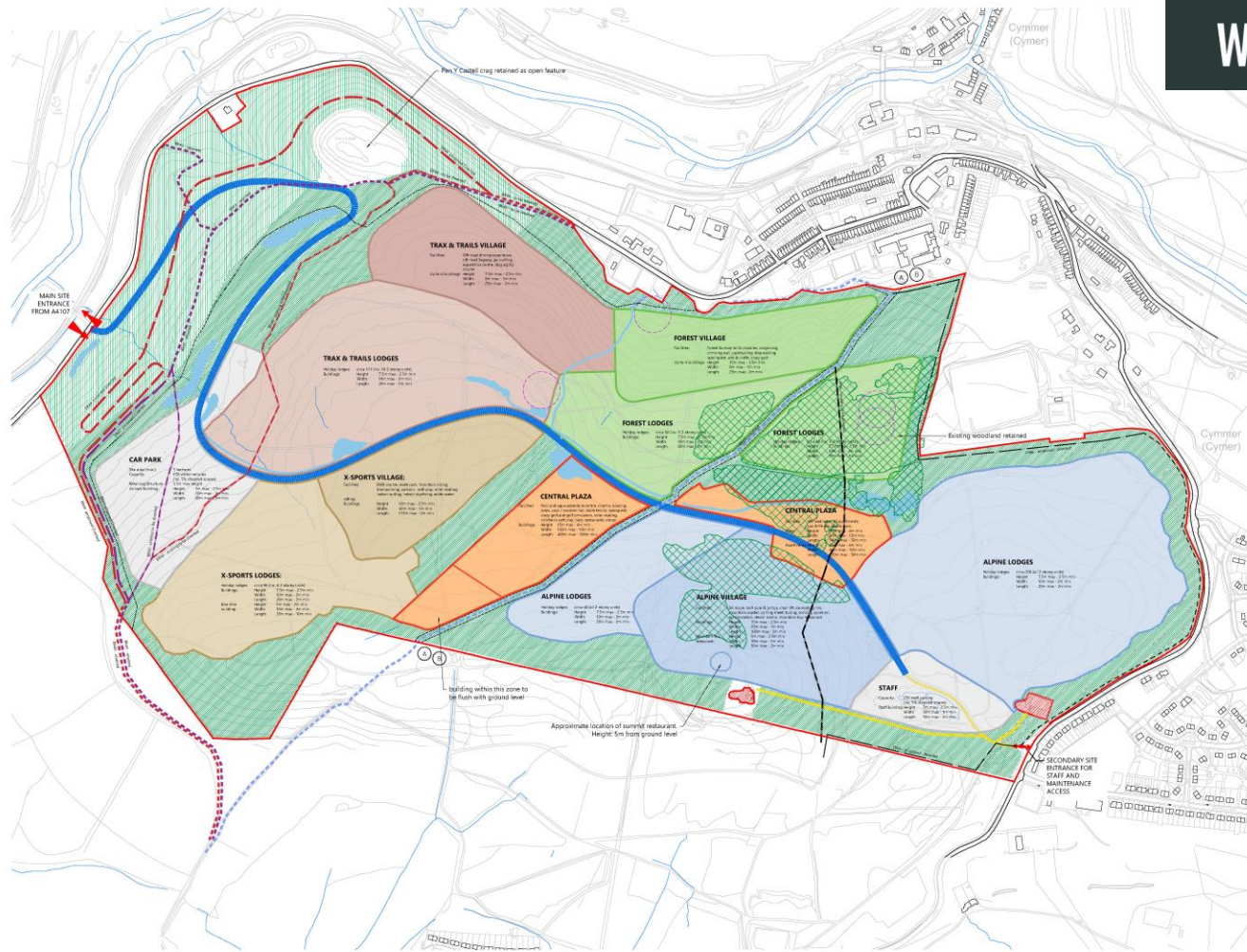
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<p>powelldobson ARCHITECTS</p> <p><small>POWELL DOBSON ARCHITECTS LTD, 17 BULLING CREW, EASTERN BUSINESS PARK, BIRMINGHAM, B47 9JG, UK</small></p>	<p>Contract: Salamanca Group</p> <p>Wildfox Resort, Afan Valley</p> <p>Title: Site Location Plan</p>	<p>Drawing No: 1105 (02) 100</p> <p>Rev: P</p>
	<p>Scale: 1:2500 @ A0</p>	<p>Date: August 2017</p>
	<p>Drawn: AWB</p>	<p>Checked: AWB</p>
	<p>Registered Office: Powelldobson, Suite 17, Bulling Crew, Eastern Business Park, Birmingham, B47 9JG, UK. Powelldobson is a trading name of Powelldobson Ltd a company registered in England and Wales no 3873522</p>	

Original 19th March Presentation



Wildfox Resort : Parameters Plan



NORTH

Footpath proposal key:

- Retained Bridleway BR42, dropped in level to allow new principle circulation gate to pass over
- New principle circulation route
- Existing Footpath F166 to be diverted
- Indicative proposed route of Footpath F166

- Bridleway BR43 - retained
- Bridleway BR43 - proposed
- Bridleway BR 43 - existing paths to be diverted
- Bridleway BR44 - retained
- Bridleway BR44 - proposed
- Bridleway BR 44 - existing paths to be diverted

- Proposed swale / watercourse to capture surface water runoff

Option A: BR42 retained in situ with public access from either end
 Option B: BR42 retained in situ for archaeological record purposes but public route diverted adjacent to new position of F166

Site

- Site boundary
- Site boundary

- Proposed surface water attenuation
- Site in the ownership of third parties to which access will be retained
- Existing access routes to be retained
- Indicative location of 2.1m high boundary fence
- Existing woodland
- Structural landscaping predominantly evergreen
- Structural landscaping predominantly deciduous
- Mine entrance 30m exclusion zone - location to be confirmed on site
- Extent of existing woodland

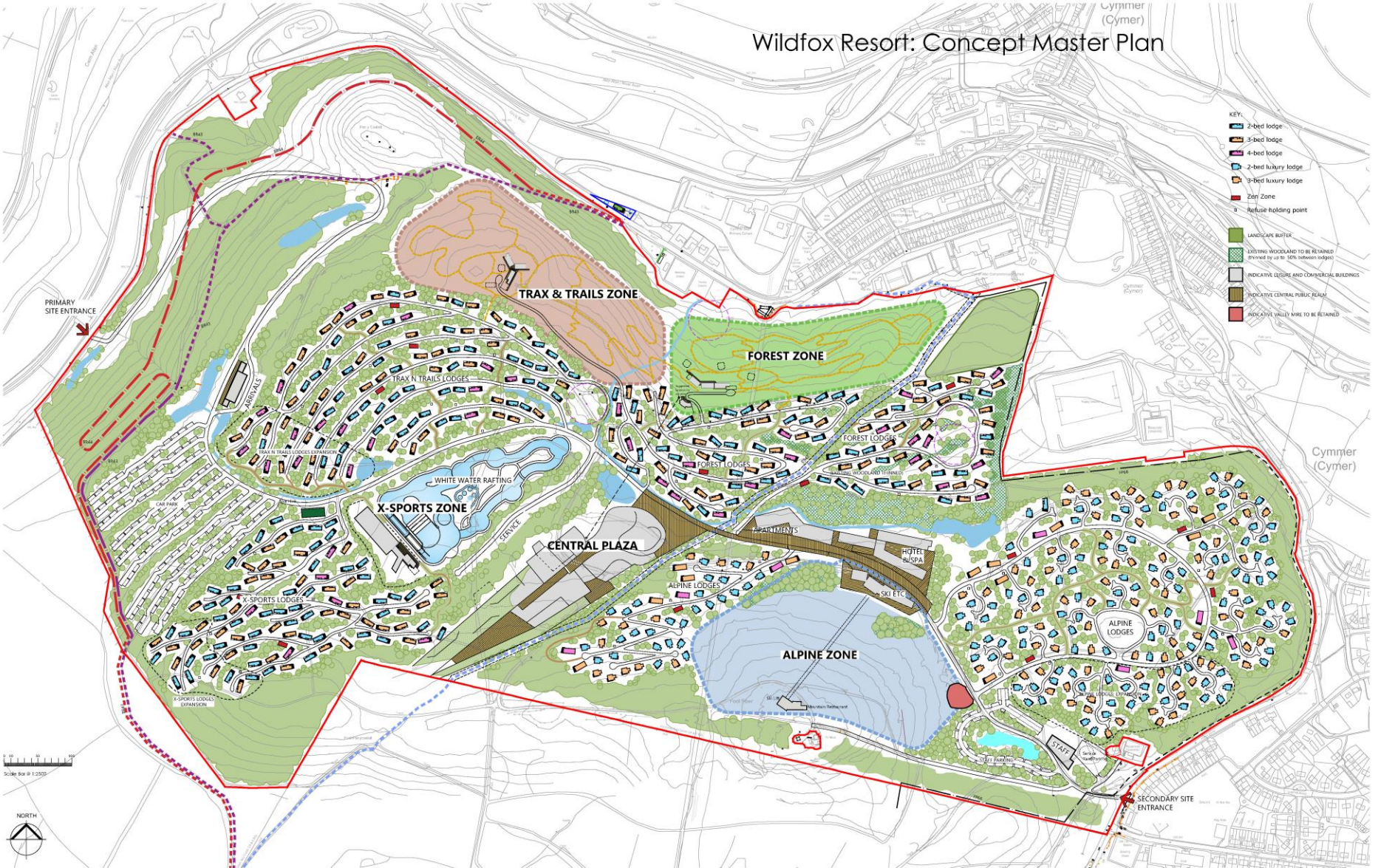
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2	Revised after consultation	2	Revised after consultation	2	Revised after consultation	2	Revised after consultation	2	Revised after consultation
3	Final design and tender	3	Final design and tender	3	Final design and tender	3	Final design and tender	3	Final design and tender

PRELIMINARY		<p>powelldobson ARCHITECTS</p> <p>Consult: Salamanca Group Wildfox Resort, Afan Valley Parameters Plan</p>	Drawing No. 2100 Rev. N
DESIGN			Scale: 1:2500 @ A0 Date: May 2017 Drawn: CZ
TENDER			Client: Salamanca Group Wildfox Resort, Afan Valley Parameters Plan
CONSTRUCTION			Drawing No. 2100 Rev. N
			Scale: 1:2500 @ A0 Date: May 2017 Drawn: CZ

Registered Office: Powell Dobson, Suite 10, Building One, Eastern Business Park, Warm Power Lane, Old St. Helens, Cardiff CF23 5EA. Powell Dobson is a trading name of Powell Dobson Ltd a company registered in England and Wales No 3873852.

Wildfox Resort: Concept Master Plan



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

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powelldobson ARCHITECTS

Contract: **Salamanca Group Wildfox Resort, Afan Valley**

Title: **Concept Masterplan**

Drawing No.	21055 (SK) 01	Rev.	0
Scale:	1:2500 @ A1	Date:	April 2017
Drawn:	AHN	Checked:	AMS