

Cyngor Castell-nedd Port Talbot Neath Port Talbot Council



www.npt.gov.uk

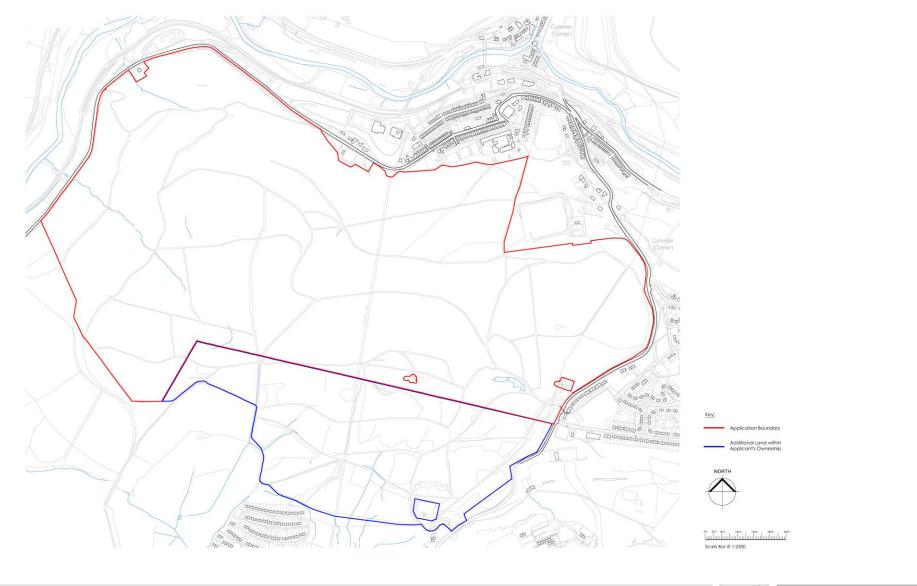


## APPLICATION NO: P2018/0493

## 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

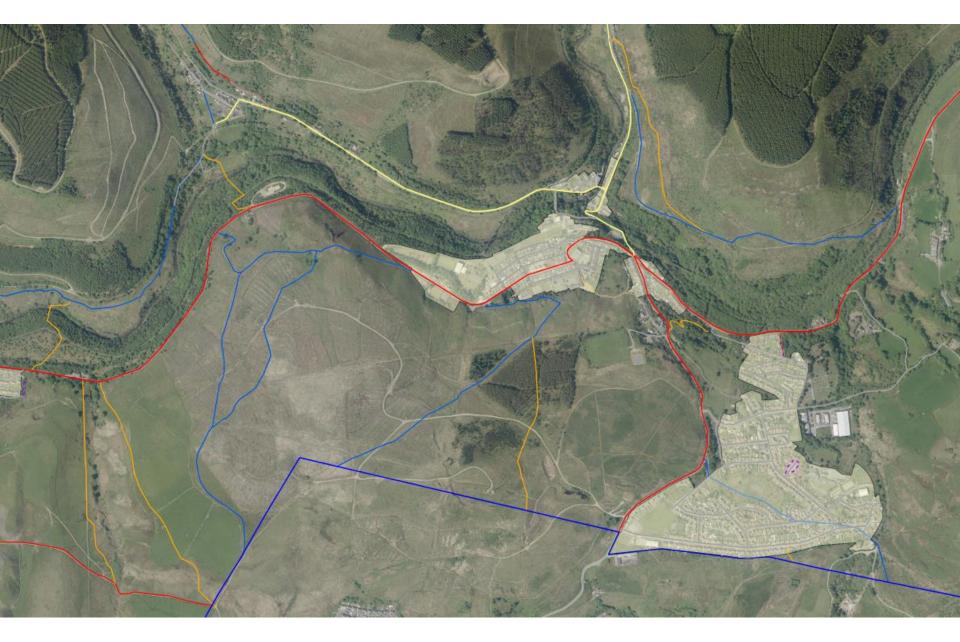
www.npt.gov.uk

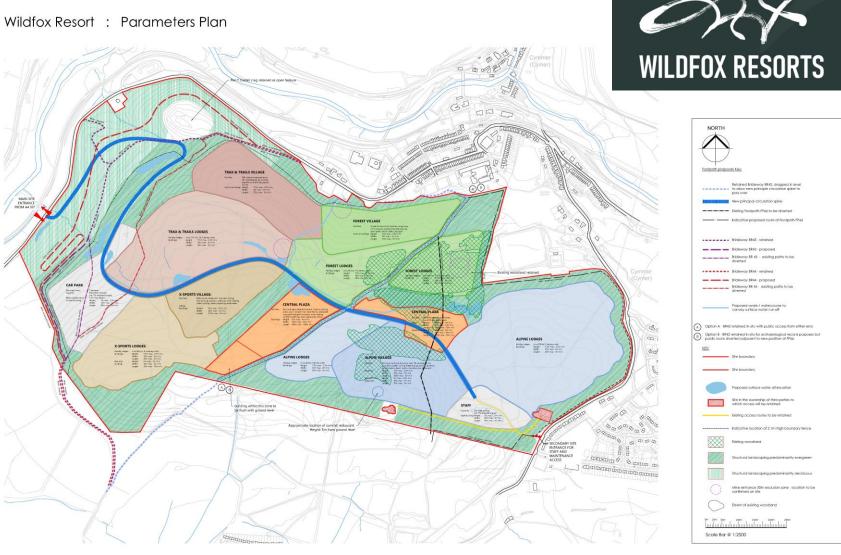


This drawing must not be scaled.	Bert	Child: Rev:	Challe: Nev:	Chird: Revi	Chald: Rev:	CHA'U:	PRELIMINARY		powelldobson	Drawing No. Rev.
Any inaccutacies must be notified to the architect.	A Red line updated, 2108/2017, AHN B Minor Amendment 19/12/2017, BY	58					PLANNING	~	ARCHITECTS	21055 (05) 100 F
Detail drawings and large scale drawings take precedence over smaller drawings.	Base line indicating additional and owned by applicant added 27/05/2018. BT     D Miler revisions to will be lines as requested by solicitor 99/12/2019 art						DESIGN		Carolf (Mor. Som 14, example Son, Earlers Notices and Anton Sparing Son, Str. St. Millow, Carolf (F) Son Mill + 14 (2020) 23 241 891 - some paradiations can	
	D Minor reveales to not 6 bute thesis as adjusted by solicity - 10/12/2011 with     E Future minor reveales to not 6 blue lines on south easier boundary as requested by     solicity - 03/01/2020 ant						TENDER		Contract: Salamanca Group Wildfox Resort, Afan Valley	Scale: 1:2500 @ A0 Date: August 2017
THIS DRAWING IS COPYRIGHT ()	Project internation changed to Balancense Group and Wildler Resort. Very minor metalon to red boundary. 20/08/2021 WWAMS						CONSTRUCTION		Title: Site Location Plan	Drawn: AHN Dhecked: ANS

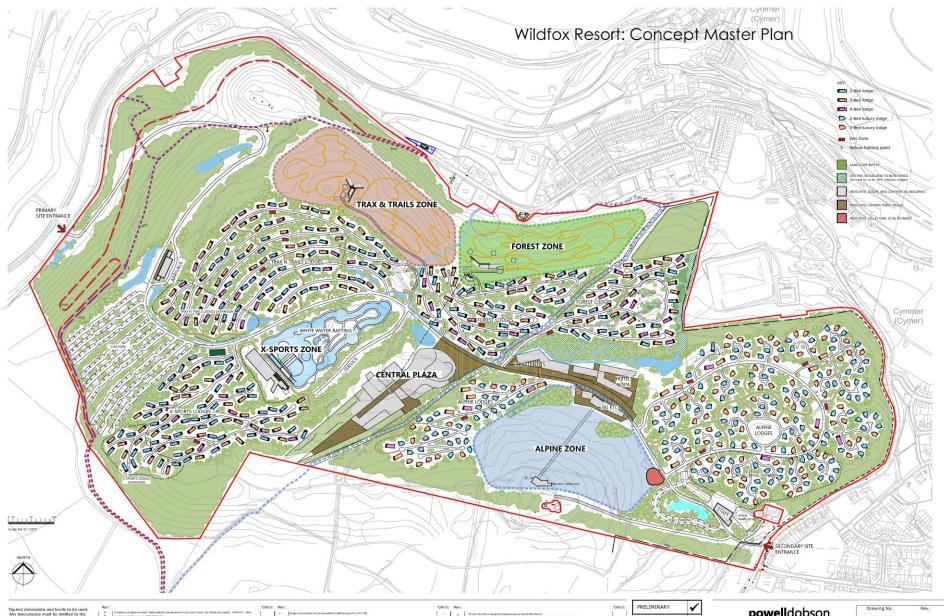
Registered Office: Forset Dottorn, Suite 17, Building Dee, Estern Business Park, Wern Faser Lane, Old SL Hellion, Cardiff CF3 SEA. Powell Dottorn is a tracking name of Powell Dottorn Ltd a company registered in England and Wales fro 20

## Original 19<sup>th</sup> March Presentation





This drawing must not be scaled.	Rev:	Charles Re-	Q	Chald: R	kandanti biasat oleana araasti		Child Rev:	CNUE Next	Own	PRELIMINARY		powelldobson	Drawing No. Rev.
Rigared dimensions and levels to be used. Any inaccuracies must be notified to the architect.	A Dobat Struct wood hobeyos by 2. Marries to and water set body workers     judited and Artic (2020)     Suffer were detraution and Post Service Internation added Key addeed     Daving     attracted transmit data, even INER/0017		Rectartion and incidences into types, potential, accelling introduced advances IS 1222017 KD Site and Staff Carr periodip tumbers amended IS 122017 KD IS 122017 KD I		Another biology parent or them. Another to be of bidge, arrended mas and min builtings dimensions	12012014.0				PLANNING	~	ARCHITECTS	21055 (90) 210 N
take procedence over smaller drawings.	E Paper size changed to AD PRoV diversion information updeted. Key updated. APR: 2008/2011	- 2	Misor amendment (5.12.2007 BF Servers webs webs websites are related to overall	3	Amendments to PROV & Lodge Reservckers	11.12.2018 AMOUNIM				DESIGN		Castrel Office: Some III, Balding des, Tanton Rosana II Felt, Warn Faint Land, 10 55 Malanz, Castrel (10) 513 Set -11 (2010 2010) 1011 - Warn participations per	82
	D     Ended to advected interact instantians. Software with otherwaters information updated     Zimmer of containst. Zimmer distinguishment and a nucleon provide international advected interactional     Simulational instantians and an international advected interactional advected interaction     methods 2411/2021. AD		Additional Sol (Additional Sol		Boundary to X Spectral Lodges amended     Project information changed to Salemance group and Will     Marker Renovat Relate Learning odded to TV read an	With 2515 AMUNIM this Report, Burn Chylo and Minja d red See tournlary primited to the				TENDER		Contract: Salamanca Group Wildfox Resort, Afan Valley	Scale: 1:2500 @ A0 Date: Ney 2017
THIS DRAWING IS COPYRIGHT ()	More and minimulting height internation amended. 22/11/2807. BP     E Toolsative and tridloways updated 01/12/2017 61		Ananded surger of odges annealed max and mix toutings dimensions 2/18/2018 (R		DOWN Covered Reservoir to endude them from the again	usion 14052521 AV 5/WH				CONSTRUCTION		Title: Parameters Plan	Drawn: CI Checked: AMB



Figured dimensions and levels to be used. Any inaccuracies must be notified to the	I A	Orientation of larges arrended. Halth added to reduce areas allopes public space. Six III and calm added. 1904(5)12. AHX	L I	a literatur invested service available to method to 02 12,2017 60	L .	I new	v.	Line U.	FREEIMINANT	Y	powelldobson	Drawing No.	Rev.
architect. Detail drawings and large scale drawings	r D	Layoutaneodestika at Zoness (2000)2217. C2 Layoutaneodestika at Zoness Anna for access on stradys aroun added. (2007)7. AMN Paramotic can admin. A rear administrative administrative (2007)7. AMN		K Eulipy contrast, science mails and variantics with advantation areas annealed Euclid more advantations areas block by Cost Authority commonle. Relates basing points and one come advant. Additional 52 mail participance 1520 2019. Advantation		•	Rafine bourday added to 10 Y real and real inclusion day amended to the DCAWII Connect/Reservor to an late them from the age to it is to an late them from the age to it is		PLANNING		ARCHITECTS	21055 (SK)	01 0
take precedence over smaller drawings.		Layout an endnormin. Access road nationed to pass anound Part Y Carbot. Place to allow allowed. Area to finded and say and analysised indicated. Orazinon applied to show non-convestigat, constituye & whitele duringlyes instead. 210077. AMI		An and non-th Edi bulog graveses community. Added 41 output and ED parking spaces. Amended amount backing, note 1 A spa, apartment book and reading 20,07,2010. JB					DESIGN		Cardiff Office: Seize 17, Building One, Centern Ris streen: Fank, Kimn Kaver Leve, Odd St. Melkone, Cardiff CF3.52A Tell +ot (0135.33.29) 000 www.genedidation.com	NU-1977-0-5	
	1.5	Scienced naigned at North-Reel and Uplace. 2003/2017. APN		Removed 7 lodger. Americked arrivals building, lobil & nps. spartment clock, shallbuilding, ni buildings, X Sports building 1206-2008. B		1					Contract: Salamanca Group	Scale:	1:2500 @ A1
	0	Some real realigned, Layout an end rests to todges and recodes expansion areas. White water rading tayout added, Dential placa addated, Milenuation producamended, Statificationg and serving anal information. Dar service downped, 10/102317 AdP		Full Ray added. Appoint tobje reparence reduced to sidge tobje additions to Train Train & Appre result 11.12.2018. APP					TENDER		Wildfox Resort, Afan Valley	Date:	April 2017
	. e	<ul> <li>Buildings and makes added to Track Proved and X Sporks cores. Can the Prece toolsmit models and a logist doparticle sub-mining sectarion series. Providence water refined. Select toger shows. Zo wire from Precedences, 22, 11, 2017 and</li> </ul>		Market Market has a statust could be to the continuent of the end ones has shall be used interact (0) 02 2018-50						-	wildlox Resolt, Alali valley	Drawn:	AHN
THIS DRAWING IS COPYRIGHT @	1.0	Bio Hiro Score, Robothis amended, DI, 12 2017 RD							CONSTRUCTION		Title: Concept Masterplan	Checked:	AMS

Registered Office: Powell Dobson, Suite 1F, Building One, Eastern Business Park, Wem Paw Lane, Old 3I, Mellons, Cardill CP3 5EA. Powell Dobson is a trading name of Powell Dobson Architects Lid a company registered in England and Waters No 3873802.