

The Quays, Brunel Way, Baglan Energy Park, Neath SA11 2GG
Y Ceiau, Ffordd Brunel, Parc Ynni Baglan, Castell-nedd SA11 2GG

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Application for approval of reserved matters following outline approval.

Article 21, Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Details

Number	
Suffix	
Property name	Land at Forge Washery
Address line 1	Amman Road
Address line 2	
Town/city	Lower Brynamman
Postcode	SA18 1SW

Description of site location must be completed if postcode is not known:

Easting (x)	271247
Northing (y)	213817

Description

2. Applicant Details

Title	
First name	
Surname	Tolkein
Company name	Tolkein Property Ltd.
Address line 1	C/o 4 High Street
Address line 2	Pontardawe
Address line 3	
Town/city	Swansea
Country	United Kingdom

2. Applicant Details

Postcode

SA8 4HU

Primary number

Secondary number

Email address

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

3. Agent Details

Title

First name

Craig

Surname

Jones

Company name

JCR Planning Ltd.

Address line 1

Units 2-3 Cross HandsBusiness Park

Address line 2

Heol Parc Mawr

Address line 3

Cross Hands

Town/city

Carmarthenshire

Country

United Kingdom

Postcode

SA14 6RE

Primary number

01269267160

Secondary number

Email

info@jcrplanning.com

4. Development Description

Please indicate all those reserved matters for which approval is being sought

- ☐ Access
- ☒ Appearance
- ☒ Landscaping
- ☒ Layout
- ☒ Scale

Please provide a description of the approved development as shown on the decision letter

OUTLINE PLANNING PERMISSION FOR RESIDENTIAL DEVELOPMENT AND ALTERATIONS TO EXISTING ACCESS (P2008/0798)(AS AMENDED BY APPEAL DECISIONS APP/Y6930/A/17/3170318, DATED 05.09.2017 (P2008/0798) AND APP/Y6930/A/18/3194251, DATED 01.06.2018 (P2017/0445))

Reference number

P2017/0445

Date of decision (date must be pre-application submission)

01/06/2018

Please provide a description of the reserved matters for which you are seeking consent.

APPEARANCE
LANDSCAPING
LAYOUT
SCALE

4. Development Description

Has the work already started?

☐ Yes ☒ No

5. Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

Location Plan (SAV1)
Red and blue line plan (SAV 2)
Revised Access Proposal - General arrangement –VC8596.00, R6, Sheet No. 03
Revised access proposal boundary plan – VC8596.00, R2, Sheet No. 05
Revised access proposal cross section - VC8596.00, R4, Sheet No. 06
Extent of Works - CSA95SK03
Environmental Report - Blandford Consulting (June 2005)
Welsh Language Impact Assessment (Oct 2008)
Letter dated July 13th 2016 from Geraint John detailing Welsh Language mitigation
Viability Report - Savills (Feb 2011)
Stage 1 Road Safety Audit (July 2017)
Foundation and Highway Construction Appraisal - Austin Partnership (17/4/13)
Access Statement - Savills (May 2008)
Planning Statement - Savills (May 2008)
Flood Consequences Assessment (Oct 2015)
Archaeology Assessment and Site Visit - Archaeology Wales (Dec 2013)
Archaeology Evaluation - Archaeology Wales (Sept 2014)

Please list all drawing numbers submitted with this application for approval

•LOCATION PLAN-LOCPL2020.A
•SITE LAYOUT-GENPL1A
•LANDSCAPING-LANDSCAPE1A
•TOPOGRAPHICAL SURVEY-TOPO 001A
•TOPOGRAPHICAL SURVEY-TOPO 001B
•SITE SECTIONS (1 OF 2)-SECT1A
•SITE SECTIONS (2 OF 2)-SECT1B
•BRYNAMAN DRAINAGE A1 301-2104.301
•BRYNAMAN DRAINAGE A1 302-2104.302
•DWELLING TYPE A 'AMAN'-A2TYPEA.01A
•DWELLING TYPE B 'BRYN'-A2TYPEB.01B
•DWELLING TYPE C 'GARW'-A2TYPEC.01C
•DWELLING TYPE A 'OLCHF'A'-A2TYPED.01D
•DWELLING TYPE E 'ISAF'-A2TYPEE.01E
•TREE ASSESSMENT-TREE01A
PLANNING, DESIGN AND ACCESS STATEMENT
LANDSCAPE MANAGEMENT PLAN
SURFACE WATER DRAINAGE STRATGEY
CONSTRUCTION METHOD STATEMENT
WELSH LANGUAGE ACTION PLAN

If applicable, please state the reasons for any changes to the original drawings

6. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☒ Yes ☐ No

If Yes, please provide details:

AS PART OF PLANNING CONSULTATION PROCEDURES RELATING TO PREVIOUS APPLICATIONS

7. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☒ The agent
☐ The applicant
☐ Other person

8. Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

☐ Yes ☒ No

9. Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

10. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them. ☒

Date (cannot be pre-application)

28/05/2021