

**NEATH PORT TALBOT COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL CASTELL-NEDD PORT TALBOT**

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE)(WALES) ORDER 2012**

APPROVAL OF NON-MATERIAL AMENDMENT

Name and address of the applicant

Claire Pearce
Wildfox Resorts Afan Valley Limited
Kimberley House
Ty Glas Avenue
Llanishen
Cardiff
CF14 5DX

Name and address of the agent

Mr Sam Harper
Stantec
Lakeside House, Ground Floor
Blackbrook Park Avenue
Taunton
TA1 2PX

DATE REGISTERED: 18 August 2022

APPLICATION NO: P2022/0672

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

PROPOSAL:

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.

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL as the Local Planning Authority in pursuance of its power under the above mentioned Act and Order hereby determines that the amendments are non-material and allows the application.

Signed:



Ceri Morris – Head of Planning & Public Protection

Date: 6 September 2022

Reference No: P2022/0672

Important Notes:

(1) This decision is in relation to those amendments contained within the application only and in all other regards the approved development shall be constructed in accordance with the host planning application