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RESORTS

CWM AFAN
AFAN VALLEY

**Condition 9 -
Existing and Proposed Ground Levels
and Finished Floor Levels**

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DISCHARGE OF CONDITION APPLICATION, WILDFOX AFAN VALLEY:

Condition 9 – Existing and Proposed Ground Levels and Finished Floor Levels

1.0 INTRODUCTION

1.1 This note is prepared on behalf of Wildfox Resorts in respect of the discharge of Condition 9 of the outline planning consent (P2018/0493) in place at Afan Valley.

1.2 Condition 9 of consent P2018/0493 dated 18 January 2022 states:

As part of the submission of the first reserved matters application for each phase of development as agreed under Condition 7 full details of the existing and proposed ground levels and finished floor level of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved levels.

Reason: In the interests of visual amenity of the area and to ensure the development complies with Policy BE1 of the Neath Port Talbot Local Development Plan.

1.3 This note sets out the plans which are relevant to the three aspects of this condition's requirements in respect of the:

1. existing ground levels,
2. proposed ground levels, and
3. the finished floor levels of the development.

1.4 The respective plans are provided along with this statement to discharge Condition 9 of this consent, as set out below.

2.0 EXISTING GROUND LEVELS

2.1 The existing ground levels of the site are set out within the following plans submitted in support of this discharge of condition application:

Wildfox - Afan Valley - Condition 9 - Existing Site Plan - 21055 (05) 101_PDA

Wildfox - Afan Valley - Condition 9 - Existing Site Sections 1 - 21055 (05) 102_PDA

Wildfox - Afan Valley - Condition 9 - Existing Site Sections 2 - 21055 (05) 103_PDA

3.0 PROPOSED GROUND LEVELS

- 3.1 The proposed ground levels, covering the full development areas of the site, and the external areas including the landscaped areas and the movement and highway corridors etc., are set out within the following plans submitted in support of this discharge of condition application:

Wildfox - Afan Valley - Condition 9 - Proposed Masterplan - 21055 (05) 104_PDA
Wildfox - Afan Valley - Condition 9 - Proposed Site Sections 1 - 21055 (05) 105_PDA
Wildfox - Afan Valley - Condition 9 - Proposed Site Sections 2 - 21055 (05) 106_PDA
Parcel 1 Contour Plan - AV-STN-HAC-P1-DR-CH-0151_P01

Parcel 1 Contour Plan - AV-STN-HAC-P1-DR-CH-0152_P01
Parcel 1 Contour Plan - AV-STN-HAC-P1-DR-CH-0153_P01
Parcel 2 Contour Plan - AV-STN-HAC-P2-DR-CH-0151_P01
Parcel 2 Contour Plan - AV-STN-HAC-P2-DR-CH-0152_P01
Parcel 2 Contour Plan - AV-STN-HAC-P2-DR-CH-0153_P01
Parcel 3 Contour Plan - AV-STN-HAC-P3-DR-CH-0151_P01
Parcel 3 Contour Plan - AV-STN-HAC-P3-DR-CH-0152_P01
Parcel 4 Contour Plan - AV-STN-HAC-P4-DR-CH-0151_P01

Spine Road Contour label plan - AV-STN-HAC-SR-DR-CH-0151_P01
Spine Road Contour label plan - AV-STN-HAC-SR-DR-CH-0152_P01

Spine Road Long Sections - AV-STN-HAC-SR-DR-CH-0161_P01
Spine Road Cross Sections - AV-STN-HAC-SR-DR-CH-0171_P01
Spine Road Cross Sections - AV-STN-HAC-SR-DR-CH-0172_P01
Spine Road Cross Sections - AV-STN-HAC-SR-DR-CH-0173_P01
Spine Road Cross Sections - AV-STN-HAC-SR-DR-CH-0174_P01
Spine Road Cross Sections - AV-STN-HAC-SR-DR-CH-0175_P01

Wildfox - Afan Valley - Landscape RMA GA Central Plaza Sheet 1 - 33988-RG-L-03-01B_BWnS
Wildfox - Afan Valley - Landscape RMA GA Central Plaza Sheet 1 - 33988-RG-L-03-02B_BWnS
Wildfox - Afan Valley - Landscape RMA GA Accommodation Zone 1A Lodges East - 33988-RG-L-03-03B_BWnS
Wildfox - Afan Valley - Landscape RMA GA Forest Hub Reload Point - 33988-RG-L-03-04B_BWnS
Wildfox - Afan Valley - Landscape RMA GA Accommodation Zone 2 Lodges West - 33988-RG-L-03-05B_BWnS
Wildfox - Afan Valley - Landscape RMA GA Wildfox Mountain - 33988-RG-L-03-06B_BWnS
Wildfox - Afan Valley - Landscape RMA GA Alpine Summit - 33988-RG-L-03-07B_BWnS
Wildfox - Afan Valley - Landscape RMA Landscape Sections AA to BB - 33988-RG-L-4-01B_BWnS
Wildfox - Afan Valley - Landscape RMA Landscape Sections CC to DD - 33988-RG-L-4-02B_BWnS

4.0 FINISHED FLOOR LEVELS OF THE DEVELOPMENT

- 4.1 The proposed finished floor levels of the built development on site are set out within the following plans submitted in support of this discharge of condition application:

ARRIVALS BUILDING

Wildfox - Afan Valley - Condition 9 - Arrivals Building - 21055 (05) 110_PDA

HOTEL & CAR PARK

Wildfox - Afan Valley - Condition 9 - Car Park Plans Levels 1&2 - 21055 (05) 120_PDA
Wildfox - Afan Valley - Condition 9 - Car Park Plans Levels 3&4 - 21055 (05) 121_PDA
Wildfox - Afan Valley - Condition 9 - Hotel Ground Floor Plan - 21055 (05) 122_PDA
Wildfox - Afan Valley - Condition 9 - Hotel First Floor Plan - 21055 (05) 123_PDA

Wildfox - Afan Valley - Condition 9 - Hotel Roof Plan - 21055 (05) 124_PDA
Wildfox - Afan Valley - Condition 9 - Hotel Sections - 21055 (05) 126_PDA

SPA

Wildfox - Afan Valley - Condition 9 - Spa Ground Floor Plan - 21055 (05) 130_PDA
Wildfox - Afan Valley - Condition 9 - Spa First and Second Floor Plans - 21055 (05) 131_PDA
Wildfox - Afan Valley - Condition 9 - Spa Sections - 21055 (05) 132_PDA

ROCK AND WILD

Wildfox - Afan Valley - Condition 9 - Rock & Wild Basement Plan - 21055 (05) 135_PDA
Wildfox - Afan Valley - Condition 9 - Rock & Wild Lower Ground Floor Plan - 21055 (05) 136_PDA
Wildfox - Afan Valley - Condition 9 - Rock & Wild Ground Floor Plan - 21055 (05) 137_PDA
Wildfox - Afan Valley - Condition 9 - Rock & Wild First Floor Plan - 21055 (05) 138_PDA
Wildfox - Afan Valley - Condition 9 - Rock & Wild Second Floor Plan - 21055 (05) 139_PDA
Wildfox - Afan Valley - Condition 9 - Rock & Wild Roof Plan - 21055 (05) 140_PDA
Wildfox - Afan Valley - Condition 9 - Rock & Wild Sections - 21055(05) 141_PDA

WILDFOX MOUNTAIN

Wildfox - Afan Valley - Condition 9 - Mountain Basement Floor Plan - 21055 (05) 145_PDA
Wildfox - Afan Valley - Condition 9 - Mountain Lower Ground Floor Plan - 21055 (05) 146_PDA
Wildfox - Afan Valley - Condition 9 - Mountain Ground Floor Plan - 21055 (05) 147_PDA
Wildfox - Afan Valley - Condition 9 - Mountain Sections - 21055 (05) 148_PDA
Wildfox - Afan Valley - Condition 9 - Mountain Roof Plan - 21055 (05) 150_PDA

SUMMIT HUB

Wildfox - Afan Valley - Condition 9 - Summit Hub Plans - 21055 (05) 155_PDA
Wildfox - Afan Valley - Condition 9 - Summit Hub Sections & Elevations - 21055 (05) 156_PDA

BACK OF HOUSE

Wildfox - Afan Valley - Condition 9 - Back of House Plans - 21055 (05) 160_PDA
Wildfox - Afan Valley - Condition 9 - Back of House Sections & Elevations - 21055 (05) 161_PDA

FOREST HUB

Wildfox - Afan Valley - Condition 9 - Forest Hub - 21055 (05) 165_PDA

LODGES

Wildfox - Afan Valley - Condition 9 - Lodge Type 1 Plans & Elevations - 21055 (05) 175_PDA
Wildfox - Afan Valley - Condition 9 - Lodge Type 2 Plans & Elevations - 21055 (05) 176_PDA
Wildfox - Afan Valley - Condition 9 - Lodge Type 3 Plans & Elevations - 21055 (05) 177_PDA
Wildfox - Afan Valley - Condition 9 - Lodge Type 4 Plans & Elevations - 21055 (05) 178_PDA
Wildfox - Afan Valley - Condition 9 - Lodge Type 5 Plans & Elevations - 21055 (05) 179_PDA
Wildfox - Afan Valley - Condition 9 - Lodge Type 6 Plans & Elevations - 21055 (05) 180_PDA
Wildfox - Afan Valley - Condition 9 - Lodge Type 7 Plans & Elevations - 21055 (05) 181_PDA



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