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AFAN VALLEY

Condition 7
Phasing &
Floorspace

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1.0 INTRODUCTION

- 1.1 Condition 7 of the outline planning consent, reference P2018/0493, dated 18th January 2022, states:

Notwithstanding the submitted Phasing Plan (Drawing No 17023(SK)02 prior to submission, or as part of the first reserved matters application the applicant shall submit to the Local Planning Authority a plan sub-dividing the overall site area into phased development areas together with strategic infrastructure phases, to substantially accord with the Concept Masterplan, hereby approved, and the parameters of development submitted to and approved as part of this application. This phasing shall include details of timing of delivery of the development and a breakdown of floorspace of development by land use together with details of the supporting information which is to be submitted for each phase under the relevant conditions of this consent. The development shall be carried out in accordance with these approved details.

- 1.2 It is important to note that the Concept Masterplan approved as part of the outline consent has now been superseded by the Concept Masterplan replaced through the recent s96A process. The 96A submission was approved under delegated authority on 02/09/2022 and the Concept Masterplan now approved is Drawing No. 170239(SK)01 Rev P. It is attached to this condition discharge application as **Appendix A** for ease of reference and the avoidance of doubt.

- 1.3 This report provides details as to how the proposed development is to be phased with reference to the following drawings:

- Ecological Translocation Phase Plan – Drawing ref: 3332310590-201-SK21-P03 [**Appendix B**]
- Construction Sequencing Plan – Drawing ref: 3332310590-201-SK22-P03 [**Appendix C**]

2.0 ECOLOGICAL TRANSLOCATION & PHASING

- 2.1 The site will be delivered for a single opening event with construction starting on site in Spring 2023 and opening scheduled for Spring / Summer 2025. It is likely that if opening can take place in Spring 2025, this will be a 'soft' opening to make sure the resort is tested, fitted out and fully operational for its main customer in-take in Summer 2025.

- 2.2 The resort will open as one complete entity, but will be delivered in phases. Those phases largely being driven by the ecological translocation requirements of the outline planning consent.

- 2.3 The reptile translocation sequencing itself is based on the available information to date (regarding reptile population densities and habitat structure/ density) and will be reviewed once the current translocation exercise in Phase 0 has been completed. This is being undertaken pursuant to Condition 8 of the outline consent which allows for some ecological and habitat management to take place as advanced works. As such the sequencing shown on Drawing ref: 3332310590-201-SK21-P03 is indicative only. It has, however, been devised to allow a logical progression of construction works, whilst minimising the distance that reptiles are moved, utilising adjacent retained habitats where possible and ensuring that habitats in retained and offsite areas are given sufficient time for habitat enhancement works to become established, prior to translocation of reptiles.

3.0 CONSTRUCTION PHASING

- 3.1 A series of construction phases have been determined, to enable development to occur in a sequence that fits with the ecological translocation requirements but is also considerate of construction logistics and procurement. The construction sequencing phases of the development have been ordered chronologically as set out below and as shown on Drawing reference: 3332310590-201-SK22-P03. In some instances the phases will overlap in duration and / or be altered in sequence, due to a number of factors, including issues surrounding translocation, delays or advancement required to additional ground and site investigation works (due to ecological, procurement / contractual or weather constraints), detailed design being progressed out of sequence where additional ground or site investigations may be required to inform that design process, and more strategic and contractual matters.
- 3.2 It should be noted that Condition 19 of the outline consent requires the preparation of a detailed Phase Construction Environmental Management Plan (Phase CEMP). Submissions to discharge Condition 19 will be prepared once a main contractor has been appointed and the scope of works for each phase and any sub-contractual agreements are in place for the delivery of those works and phases. The Phase CEMP will better define the construction phases.
- 3.3 For the purpose of Condition 7, however, the following general construction sequencing is being proposed:

ENABLING WORKS – TEMPORARY AND PERMANENT FENCING AND ADDITIONAL SITE AND GROUND INVESTIGATIONS

- 3.4 Following on from Phase 0, which largely equates to the current trial ecological translocation (including ecological fencing and creation of off-site hibernacular), the next sequence of works will comprise a further package of enabling works which will be required in order to deliver the specific scheme for which reserved matters approval is currently sought. It is envisaged these will fall into 4 distinct areas – 1 – 4, inclusive, as shown on Drawing ref: 3332310590-201-SK22-P03), but which might only comprise 1 or 2 packages of works. It is likely that much of this work will take place concurrently.
1. Permanent security and safety fencing will be placed to the perimeter of the proposed operational development area. This will include temporary construction fencing required to prevent public access to the site for health and safety purposes.
 2. Additional Site Investigations in Area 0 to supplement the detailed design development
 3. Additional Site Investigations in Area 1 to supplement the detailed design development
 4. Additional Site Investigations in remaining areas to supplement the detailed design development
This may require ecow supervision if it does not align with the translocation phasing. It will depend on procurement (lead in times associated with lodges for example) that may require ground information is required early in the programme.

MAIN CONSTRUCTION WORKS

Construction Works for the Eastern Access Road, Spine Road, Western Access, and Utility Diversions

- 3.5 It is essential that each access (eastern and western) is constructed early in order to provide access to the site for construction traffic as well as Resort traffic moving forward. Other key infrastructure such as utility diversions and potential additional utility connection provision will also take place in this phase to ensure that any sequencing of development delivery can take place if any factors affect the phasing currently envisaged. It also ensures the site is appropriately serviced during the main construction phase, including temporary connections to construction compounds.

Strategic Landscape Planting

- 3.6 The key strategic landscape planting works will take place in strategic locations in advance of the main construction where it will be beneficial from a landscape visual impact perspective and in areas where advanced planting will help to ensure a level of maturity upon opening. These areas will be considered carefully to ensure they have a positive impact during construction and operation and to ensure they will not be damaged during the construction process. Tree planting in key locations will take place during this phase.
- 3.7 It is envisaged that areas 2a, 3a and 3b shown on Drawing ref: 3332310590-201-SK22-P03 will fall into this sequence of works.
- 3.8 The remaining sequences are envisaged as follows:
- **Construction works for the Central Plaza Area 0: Hotel & Car Park, Rock and Wild, Spa, Plaza and water features/attenuation.**
 - **Construction in Areas 4, 5, 6, 7 in respect of internal roads, utilities and drainage**
 - **Area 9 Construction – Wildfox Mountain**
 - **Areas 2b Construction – Staff and back of house**
 - **Areas 4, 5, 6, 7 lodge construction**
 - **Area 8 Construction – Forest Hub and activity routes**
 - **Construction of remaining activity routes**
 - **Detailed landscaping & PROW works**

- 3.9 It is the intention to divert the following bridleways and footpaths to facilitate the Development:

BR 23/44/1 – Full diversion/replacement

BR 23/43/1 – Partial diversion

BR 23/43/2 – Partial diversion

FP 23/66/1 – Partial diversion

- 3.10 These will be subject to a separate orders process, and details of any diversions are to be agreed with NPT. The works required to implement any such agreed changes will be undertaken post agreement and orders process, with a target completion date of the end of 2024. **Appendix D** to this report shows the existing and possible diverted PROWs.
- 3.11 In addition to the main construction on-site there will also be off-site works which need to take place, including Active Travel Routes and the potential delivery of Dyffryn Tips ecological translocation site.
- 3.12 Construction of the off-site Active Travel Route (as defined in the signed s106 Agreement dated 18th Jan 2022) is to be undertaken by NPT using the Active Travel Contribution (£180,000). This Contribution is payable by the Developer on the first anniversary of the date of Commencement of Development. Assuming a commencement date of Spring 2023, it is expected that the Active Travel Route will be constructed by NPT late 2024 / early 2025 with completion by Spring 2025.
- 3.13 Dyffryn Tips is a potential ecological translocation site currently being considered as part of the ecological translocation programme for the entire Wildfox – Afan Valley site. It is one option as there is an alternative s106 obligation which could be brought into effect if the Dyffryn Tips site cannot be secured. It is currently the intention that Dyffryn Tips will offer the solution and it is hoped that this can be brought forward early in the overall construction programme to provide certainty regarding the provision of additional ecological translocation facilities.

PROPOSED FLOORSPACE

- 3.14 Condition 7 requires details of the proposed floorspace to be delivered by phase, but that was on the assumption that the resort would be opening in phases. All proposed development will be open on day 1. In the light of that the Development Schedule prepared by Powell Dobson Architects is attached as **Appendix E** to this submission which details all floorspace proposed to be delivered by the scheme subject to the current Reserved Matters submission.



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