

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

Tel **Ffôn** 01639 686868
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Application for Approval of Reserved Matters following Outline Approval

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

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.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Claire

Surname

Pearce

Company Name

Wildfox Resorts Afan Valley Limited

Address

Address line 1

Kimberley House

Address line 2

Ty Glas Avenue

Address line 3

Llanishen

Town/City

Cardiff

Country

Wales

Postcode

CF14FDX

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Mrs

First name

Jane

Surname

Hirst

Company Name

Stantec

Address

Address line 1

Vision Court (First Floor)

Address line 2

Caxton Place

Address line 3

Pentwyn

Town/City

Cardiff

Country

Wales

Postcode

CF238HA

Contact Details

Primary number

Secondary number

Email address

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 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.

Reference number

P2018/0493

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

18/01/2022

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

As per Conditions 1, 9, 10, 12, 17, 18, 21, 24, 25, 26, 27, 28, 34, 35 and 40 - Please see Reserved Matters Compliance Statement for details.

Has the work already started?

- ☐ Yes
- ☒ No

Supporting Information

Please provide the following information

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

Drawing No 17023(05)100 Rev F - Site Location Plan
Drawing No 17023(90)210 Rev N - Parameters Plan
Drawing No 170239SK) 01 Rev O - Concept Masterplan
Drawing No 17023(90)200 Rev C - Site Technical Constraints
Drawing No 16179.TOPO.14 - Visibility Splay proposed staff/servicing access
Drawing 16170 TOPO 10710a - Junction Layout western public access
Afan section through access

Please list all drawing numbers submitted with this application for approval

Please refer to the covering letter for details.

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

N/A

Neighbour and Community Consultation

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

- ☒ Yes
☐ No

If Yes, please provide details

Wildfox Resorts-Afan Valley Limited have appointed Copper Consultancy as their communication specialists who have informed and engaged the local community through a range of channels.

Over the past year the local community has been kept updated via the clients website, which has published news updates on progress. They have launched their 'Look Ahead' documents that provide summaries of the key project activities and next steps. They have also recently launched their first Wildfox newsletter, which includes site and ecology updates, timelines, meet the team and more. This was emailed directly to more than 100 subscribers and shared via their social channels (LinkedIn and Twitter), as well via Neath Port Talbot Council's social media pages, which has significant reach to local community members.

As well as digital communications, Wildfox Resorts chose to display physical material to reach those members of the community who do not have access to the internet. Furthermore, posters were printed to provide an update on site activity which were distributed locally.

Wildfox Resorts also have a permanent site presence within the area. Their staff regularly engage face to face with the public. The Wildfox Resorts team have held discussions with tourist providers, including Afan Valley Bike Shed and Bike Park Wales, as well as meeting with local suppliers to discuss supply chain opportunities.

Wildfox Resorts operate a phoneline during office hours and have an open enquiries form on their website, which they aim to respond to within five working days.

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

Pre-application Advice

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

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Bowen

Reference

Date (must be pre-application submission)

15/08/2022

Details of the pre-application advice received

Regular meetings with the LPA (every two weeks) and engagement with various officers.

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

Declaration

I / We hereby apply for Approval of reserved matters as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Julie O'Rourke

Date

08/09/2022