

Your Ref:

Our Ref: 332310590/TAU/JH/JOR/ASm

8 September 2022

Helen Bowen
Neath Port Talbot County Borough Council
Development Control Section
The Quays, Brunel Way
Neath
SA11 2 HZ

Dear Helen,

RE: PERMISSION LPA REF. P2018/0493
WILDFOX AFAN VALLEY– LAND AT PEN Y BRYN, CROESERW, CYMMER, PORT
TALBOT
Planning Portal Ref: PP:11481460

On behalf of our client Wildfox Resorts-Afan Valley, Stantec UK Ltd is pleased to submit a reserved matters application to Neath Port Talbot County Borough Council (NPT).

Permitted outline planning permission

The Site was granted outline planning permission (P2018/0493) which was approved on 18 January 2022 for:

“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”

The principle of development has therefore been confirmed and the outline permission (as amended by the s96A, Ref: P22/0672), in conjunction with its conditions and the signed S106 Agreement, provides the parameters for subsequent applications.

We have submitted a discharge of condition applications to run concurrent to the reserved matters application (Reference: PP-11481353):

- Condition 7- Phasing plan to be submitted prior to or as part of first Reserved Matters application.
- Condition 11- Prior to the commencement of work on any built development approved for each phase of development as agreed under Condition 7, details of boundary treatments including their siting, design and materials shall be submitted to and approved in writing by the Local Planning Authority.

- Condition 23- Detailed Landscaping Plan for the phase which accords with the strategic landscaping plan to be submitted prior to development commencing on the relevant phase.
- Condition 29- Contamination assessment to be submitted as part of Reserved Matters application for each phase.
- Condition 42- Revised road scheme details to be submitted prior to construction of main visitor access.
- Condition 44- Traffic Regulation Order.
- Condition 57- Details of buffer zones from all watercourses within which development will not take place.

The following pre-commencement conditions are also submitted to be discharged as part of the Reserved Matters:

- Condition 9 – Existing and Proposed Ground Levels to be submitted as part of Reserved Matters application for each phase.
- Condition 10- Waste Management Plan to be submitted as part of Reserved Matters application for each phase.
- Condition 12- Details of external materials including samples Details of external materials including samples to be submitted as part of Reserved Matters application for each phase.
- Condition 17- Energy assessment Energy assessment to be submitted as part of Reserved Matters application for each phase.
- Condition 18- Strategic Construction Environmental Management Plan to be submitted as part of first Reserved Matters application.
- Condition 21- Strategic Ecological and Landscape Management Plan to be submitted as part of first Reserved Matters application.
- Condition 24- Ecological Statement submission with each Reserved Matters submission.
- Condition 25- Ground Investigation and Hydrological Survey submitted prior to or as part of first Reserved Matters application.
- Condition 26- Peat impact avoidance, minimisation and management to be submitted as part of Reserved Matters application for each phase.
- Condition 27- Site drainage details to be submitted as part of Reserved Matters application for each phase.
- Condition 28- Scheme for the provision of artificial nesting sites for birds/bats to be submitted as part of Reserved Matters application for each phase.
- Condition 34- Phasing approach for car parking requirements to be submitted as part of Reserved Matters application for each phase.
- Condition 35- Schedule of works for footway/cycle access for the site to be submitted as part of first Reserved Matters application.
- Condition 40- Detailed Lighting Scheme to be submitted as part of Reserved Matters application for each phase.

Reserved matters application

This application is seeking reserved matters approval for:

'Details of the layout, scale and appearance of the buildings(s), and the landscaping of the site (hereinafter called the reserved matters) for each phase (or sub-phase) of development identified in writing by the Local Planning Authority before any development begins on that phase (or sub-phase) of development and the development shall be carried out as approved.'

Please find enclosed the following documents that support this application, which we trust will be sufficient to validate the planning application:

Cond. 1: Reserved MattersSubmitted supporting documents and plans:

Documents

- Wildfox Planning and Compliance Statement RMA submission
- Wildfox - Afan Valley - Condition 1 - Statement of Compliance Design Addendum_PDA
- Wildfox - Afan Valley - Condition 1 - Development Schedule_PDA
- Wildfox - Afan Valley - Condition 11 and Landscape RMA_ Resort Boundary Proposals Report_33988_A5_SC_BWnS
- Wildfox - Afan Valley - Condition 12 - Materials Statement_PDA.pdf
- Wildfox-Afan Valley-Condition 21-SELMP Appendix E_Landscape Planting Strategy Report_Rev C_33988_A5_SC_BWnS
- Wildfox - Afan Valley –Landscape RMA_Landscape Strategy Rev C_1 of 3_33988_A5 _BWnS
- Wildfox - Afan Valley –Landscape RMA_Landscape Strategy Rev C_2 of 3_33988_A5 _BWnS
- Wildfox - Afan Valley –Landscape RMA_Landscape Strategy Rev C_3 of 3_33988_A5 _BWnS

Afan Peat Investigation Report

- Afan Peat Investigation Report
 - ESP.8053.3713 - Appendix A - Previous National Survey Report
 - ESP.8053.3713 - Appendix B - Previous Peat Investigation and Assessment Report Parts 1-5
 - ESP.8053.3713 - Appendix C - Mackintosh Probe Results
 - ESP.8053.3713 - Appendix D - Hand Excavated Trial Pit Records
 - ESP.8053.3713 - Appendix E - Geotechnical Laboratory Test Results
 - ESP.8053.3713 - Figures_Part1 Flysheet
 - ESP.8053.3713 - Figures_Part2 Peat Extents
 - ESP.8053.3713 - Figures_Part3 Proposed Development Plan (peat)
 - ESP.8053.3713 - Figures_Part4 Peat SI West
 - ESP.8053.3713 - Figures_Part5 Peat SI West
 - ESP.8053.3713 - Figures_Part6 Peat SI Pond

Geomorphology Assessment and Ground Scoping Report

- Geomorphology Assessment and Ground Scoping Report
 - ESP.8053.3708 - Appendix A - Historical Maps_Parts1-15
 - ESP.8053.3708 - Appendix B - Environmental and Geological Data Report Parts 1-3
 - ESP.8053.3708 - Appendix C - Aerial Images _Parts 1-16
 - ESP.8053.3708 - Appendix D - Services Records Parts 1-8
 - ESP.8053.3708 - Appendix E - Previous Assessment and Investigation Reports Parts 1- 21
 - ESP.8053.3708 - Appendix Fi - Consultants Mining Report.pdf
 - ESP.8053.3708 - Appendix Fii - Coal Authority Mine Entry & Data Plans
 - ESP.8053.3708 - Appendix Fiii - Coal Authority Abandonment Plans
 - ESP.8053.3708 - Appendix G - Preliminary UXO Desk Study Assessment

- ESP.8053.3708 - Appendix H - AGS 2007 Risk Tables
- ESP.8053.3708 - Appendix I - Terramotion InSAR Data
- ESP.8053.3708 - Appendix J - Cymmer Tunnel Inspection Report (NHE 2020)_Parts 1-2
- ESP.8053.3708-03 - GISR Final - 2.9.22. General Notes.pdf
- ESP.8053.3708-03 - GISR Final - 2.9.22.310 General construction advice
- ESP.8053.3708-Figures Part 1 Flysheet
- ESP.8053.3708-Figures Part 2 Site Setting
- ESP.8053.3708 – Figures Part 3 - Proposed Development Plan reduced
- ESP.8053.3708-Figures Part 4 Geological Setting
- ESP.8053.3708 - Figures_Part 5 Technical Constraints Plan_reduced
- ESP.8053.3708-Figures Part 6 Previously Identified Peat
- ESP.8053.3708-Figures Part 7 Deep Peat
- ESP.8053.3708-Figures Part 8 LiDAR
- ESP.8053.3708-Figures Part 9 InSAR Vertical
- ESP.8053.3708-Figures Part 10 inSAR Horizontal
- ESP.8053.3708-Figures Part 11 Geomorphological mapping
- ESP.8053.3708-Figures Part 12 Geomorph photo locations
- ESP.8053.3708 - Figures_Part 13 Coal Mining Setting_reduced
- ESP.8053.3708-Figures Part 14 X section A
- ESP.8053.3708-Figures Part 15 X section B
- ESP.8053.3708-Figures Part 16 X section C
- ESP.8053.3708-Figures Part 17 X section D
- ESP.8053.3708-Figures Part 18 Geotech Hazard

Coal Authority review and C 29 Geoenvironmental Report

- Geo-environmental Assessment Report
 - ESP.8053.3747 - Appendix A - Evaluation Methodology
 - ESP.8053.3747 - Appendix B - Historical Maps Parts 1-18
 - ESP.8053.3747 - Appendix C - Environmental and Geological Data Report Parts 1-3
 - ESP.8053.3747 - Appendix D - Consultants Mining Report
 - ESP.8053.3747 - Appendix E - Preliminary UXO Desk Study Assessment
 - ESP.8053.3747 - Appendix F - Services Records Parts 1-8
 - ESP.8053.3747 - Appendix G - Hand Excavated Trial Pit Records Parts 1-2
 - ESP.8053.3747 - Appendix H - Machine Excavated Trial Pit Records Part 1
 - ESP.8053.3747 - Appendix I-A - ESP Trial Trench Records
 - ESP.8053.3747 - Appendix I-B - Stantec Trial Trench Records
 - ESP.8053.3747 - Appendix J - Windowless Sampling Logs
 - ESP.8053.3747 - Appendix K - Rotary Borehole Records_Parts 1-2
 - ESP.8053.3747 - Appendix L - Gas and Groundwater Monitoring Results Visit 1 to 4
 - ESP.8053.3747 - Appendix M - Barometric Pressure and Vibrating Wire Piezometer Data
 - ESP.8053.3747 - Appendix N - Geoenvironmental Laboratory Results - Soil
 - ESP.8053.3747 - Figure 1 - Site Plan
 - ESP.8053.3747 - Figure 2 - Proposed Development Plan
 - ESP.8053.3747 - Figure 3 - Geological Setting
 - ESP.8053.3747-Figure 4- Investigation Point Plan
 - ESP.8053.3747-Figure 5-Peat Investigation Point Plan
 - ESP.8053.3747-Figure 6-Site Distribution of Arsenic Level Exceedances

Coal Authority Review Soakaway Testing

- G22033 Jacksons Infiltration Factual Report Parts 1-11

Coal Authority Review Mining Risk Assessment

- Mining Risk Assessment

Appendix A-Masterplan

- 21055 (05) 104 - Proposed Masterplan

Appendix B-Geological Settings

- 332310683 Figure 2 – Geological Setting

Appendix C-Site Constraints

- 332310590_3501_001 Constraints Plan_REV2

Appendix D- Mitigation Plan

- 332310590_3501_002 Mitigation Plan_REV3-A1

Appendix E

- Afan CA_Stantec meeting minutes 04.08.2022_draft
- CA minutes confirmation

*Coal Authority Review Mining Risk Assessment**Figures*

- 332310683 Figure 1 (Site Location Plan)-A4

*Drawings**Architectural Drawings*

- 332310590-3501-001 Constraints Plan
- AV-STN-HAC-SR-DR-CH-0101 - P01 - GENERAL ARRANGEMENT
- AV-STN-HAC-SR-DR-CH-0102 - P01 - GENERAL ARRANGEMENT
- Wildfox - Afan Valley - Condition 21 and Landscape RMA_Landscape Planting Strategy Plan_33988 RG-L-09B_BWnS
- Wildfox - Afan Valley - Landscape RMA_ Illustrative Landscape Masterplan _Rev 33988-RG-L-07 rev C_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
- Wildfox - Afan Valley - Landscape RMA_ Material Selections Sheet -33988 RG-L-05B_BWnS

- Wildfox - Afan Valley - Landscape RMA GA - Schedules 33988-RG-L-03-09B_BWnS
- Wildfox - Afan Valley - Landscape RMA GA - Specification Sheet 33988-RG-L-03-08B_BWnS
- Wildfox - Afan Valley - Landscape RMA GA -Typical Details 33988-RG-L-03-10B_BWnS
- Wildfox - Afan Valley - Landscape RMA GA Accommodation Zone 1A Lodges East - 33988-RG-L-03-03B_BWnS
- Wildfox - Afan Valley - Landscape RMA GA Accommodation Zone 2 Lodges West - 33988-RG-L-03-05B_BWnS
- Wildfox - Afan Valley - Landscape RMA GA Alpine Summit - 33988-RG-L-03-07B_BWnS
- 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 Forest Hub Reload Point - 33988-RG-L-03-04B_BWn
- Wildfox - Afan Valley - Landscape RMA GA Wildfox Mountain - 33988-RG-L-03-06B_BWnS
- Wildfox - Afan Valley - Landscape RMA_ Resort Boundary Proposals -33988 RG-L-06B_BWnS

Site

- Wildfox - Afan Valley - Condition 1 - Site Location Plan - 21055 (05) 100_PDA
- Wildfox - Afan Valley - Condition 1 - Existing Site Plan - 21055 (05) 101_PDA
- Wildfox - Afan Valley - Condition 1 - Existing Site Sections 1 - 21055 (05) 102_PDA
- Wildfox - Afan Valley - Condition 1 - Existing Site Sections 2 - 21055 (05) 103_PDA
- Wildfox - Afan Valley - Condition 1 - Proposed Masterplan - 21055 (05) 104_PDA
- Wildfox - Afan Valley - Condition 1 - Proposed Site Sections 1 - 21055 (05) 105_PDA
- Wildfox - Afan Valley - Condition 1 - Proposed Site Sections 2 - 21055 (05) 106_PDA

Arrivals Building

- Wildfox - Afan Valley - Condition 1 - Arrivals Building - 21055 (05) 110_PDA

Hotel & Car Park

- Wildfox - Afan Valley - Condition 1 - Car Park Plans Levels 1 and 2 - 21055 (05) 120_PDA
- Wildfox - Afan Valley - Condition 1 - Car Park Plans Levels 3 and 4 - 21055 (05) 121_PDA
- Wildfox - Afan Valley - Condition 1 - Hotel Ground Floor Plan - 21055 (05) 122_PDA
- Wildfox - Afan Valley - Condition 1 - Hotel First Floor Plan - 21055 (05) 123_PDA
- Wildfox - Afan Valley - Condition 1 - Hotel Roof Plan - 21055 (05) 124_PDA
- Wildfox - Afan Valley - Condition 1 - Hotel Elevations - 21055 (05) 125_PDA
- Wildfox - Afan Valley - Condition 1 - Hotel Sections - 21055 05 126_PDA

Spa

- Wildfox - Afan Valley - Condition 1 - Spa Ground Floor Plan - 21055 (05) 130_PDA
- Wildfox - Afan Valley - Condition 1 - Spa First and Second Floor Plans - 21055 (05) 131_PDA
- Wildfox - Afan Valley - Condition 1 - Spa Sections - 21055 (05) 132_PDA
- Wildfox - Afan Valley - Condition 1 - Spa Elevations - 21055 (05) 133_PDA

Rock and Wild

- Wildfox - Afan Valley - Condition 1 - Rock and Wild Basement Plan - 21055 (05) 135_PDA
- Wildfox - Afan Valley - Condition 1 - Rock and Wild Lower Ground Floor Plan - 21055 (05) 136_PDA
- Wildfox - Afan Valley - Condition 1 - Rock and Wild Ground Floor Plan - 21055 (05) 137_PDA
- Wildfox - Afan Valley - Condition 1 - Rock and Wild First Floor Plan - 21055 (05) 138_PDA
- Wildfox - Afan Valley - Condition 1 - Rock and Wild Second Floor Plan - 21055 (05) 139_PDA
- Wildfox - Afan Valley - Condition 1 - Rock and Wild Roof Plan - 21055 (05) 140_PDA
- Wildfox - Afan Valley - Condition 1 - Rock and Wild Sections - 21055(05) 141_PDA
- Wildfox - Afan Valley - Condition 1 - Rock and Wild Elevations 1 - 21055 (05) 142_PDA
- Wildfox - Afan Valley - Condition 1 - Rock and Wild Elevations 2 - 21055 (05) 143_PDA

Wildfox Mountain

- Wildfox - Afan Valley - Condition 1 - Mountain Basement Floor Plan - 21055 (05) 145_PDA
- Wildfox - Afan Valley - Condition 1 - Mountain Lower Ground Floor Plan - 21055 (05) 146_PDA
- Wildfox - Afan Valley - Condition 1 - Mountain Ground Floor Plan - 21055 (05) 147_PDA
- Wildfox - Afan Valley - Condition 1 - Mountain Sections - 21055 (05) 148_PDA
- Wildfox - Afan Valley - Condition 1 - Mountain Elevations - 21055 (05) 149_PDA
- Wildfox - Afan Valley - Condition 1 - Mountain Roof Plan - 21055 (05) 150_PDA

Summit Hub

- Wildfox - Afan Valley - Condition 1 - Summit Hub Plans - 21055 (05) 155_PDA
- Wildfox - Afan Valley - Condition 1 - Summit Hub Sections and Elevations - 21055 (05) 156_PDA

Back of House

- Wildfox - Afan Valley - Condition 1 - Back of House Plans - 21055 (05) 160_PDA
- Wildfox - Afan Valley - Condition 1 - Back of House Sections and Elevations - 21055 (05) 161_PDA

Forest Hub

- Wildfox - Afan Valley - Condition 1 - Forest Hub - 21055 (05) 165_PDA

Lodges

- Wildfox - Afan Valley - Condition 1 - Proposed Lodge Mix Layout - 21055 (05) 170_PDA
- Wildfox - Afan Valley - Condition 1 - Lodge Type 1 Plans and Elevations - 21055 (05) 175_PDA
- Wildfox - Afan Valley - Condition 1 - Lodge Type 2 Plans and Elevations - 21055 (05) 176_PDA
- Wildfox - Afan Valley - Condition 1 - Lodge Type 3 Plans and Elevations - 21055 (05) 177_PDA
- Wildfox - Afan Valley - Condition 1 - Lodge Type 4 Plans and Elevations - 21055 (05) 178_PDA

- Wildfox - Afan Valley - Condition 1 - Lodge Type 5 Plans and Elevations - 21055 (05) 179_PDA
- Wildfox - Afan Valley - Condition 1 - Lodge Type 6 Plans and Elevations - 21055 (05) 180_PDA
- Wildfox - Afan Valley - Condition 1 - Lodge Type 7 Plans and Elevations - 21055 (05) 181_PDA

Coal Authority Review and C25 & 26 Peat Report

- ESP.8053.3713-Figures_Part 1 Flysheet
- ESP.8053. 3713-Figures_Part 2 Peat Extents
- ESP.8053. 3713-Figures_Part 3 Proposed Development Plan (peat)
- ESP.8053. 3713-Figures_Part4_Peat SI West
- ESP.8053. 3713-Figures_Part5_Peat SI West
- ESP.8053. 3713-Figures_Part6_Peat SI Pond

Cond. 9 – Ground Levels

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.*

The following documentation is submitted in response to Condition 9 requirements:

Documents:

- Condition 9-Existing & Proposed Ground Levels & Finished Levels

Drawings:

- 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
- 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
- Wildfox - Afan Valley - Condition 9 - Arrivals Building - 21055 (05) 110_PDA
- 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
- 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
- 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 - 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
- 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
- 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
- Wildfox - Afan Valley - Condition 9 - Forest Hub - 21055 (05) 165_PDA
- 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

- 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

- AV-STN-HAC-P1-DR-CH-0151-P01-CONTOUR STRING LABEL PLAN
- AV-STN-HAC-P1-DR-CH-0152-P01-CONTOUR STRING LABEL PLAN
- AV-STN-HAC-P1-DR-CH-0153-P01-CONTOUR STRING LABEL PLAN
- AV-STN-HAC-P2-DR-CH-0151-P01-CONTOUR STRING LABEL PLAN
- AV-STN-HAC-P2-DR-CH-0152-P01-CONTOUR STRING LABEL PLAN
- AV-STN-HAC-P2-DR-CH-0153-P01-CONTOUR STRING LABEL PLAN
- AV-STN-HAC-P3-DR-CH-0151-P01-CONTOUR STRING LABEL PLAN
- AV-STN-HAC-P3-DR-CH-0152-P01-CONTOUR STRING LABEL PLAN
- AV-STN-HAC-P4-DR-CH-0151-P01-CONTOUR STRING LABEL PLAN
- AV-STN-HAC-SR-DR-CH-0151-P01-CONTOUR STRING LABEL PLAN
- AV-STN-HAC-SR-DR-CH-0152-P01-CONTOUR STRING LABEL PLAN
- AV-STN-HAC-SR-DR-CH-0161-P01- LONG SECTION
- AV-STN-HAC-SR-DR-CH-0171-P01-CROSS SECTIONS
- AV-STN-HAC-SR-DR-CH-0172-P01-CROSS SECTIONS
- AV-STN-HAC-SR-DR-CH-0173-P01-CROSS SECTIONS
- AV-STN-HAC-SR-DR-CH-0174-P01-CROSS SECTIONS
- AV-STN-HAC-SR-DR-CH-0175-P01-CROSS SECTIONS

Cond 10. Waste Management Plan

As part of the first reserved matters application for each phase of development as agreed under Condition 7, a Waste Management Plan for the control, management, storage and disposal of any waste material generated by the development for that particular phase shall be submitted to and approved in writing by the Local Planning Authority. All waste will be treated in accordance with the agreed waste plan for that phase. The plan shall be implemented as approved.

Reason: *To ensure the appropriate disposal of any waste arising from the development in terms of protection of the environment and to ensure the sustainability principles are adopted during development and complies with Policy W3 of the Neath Port Talbot Local Development Plan.*

The following documentation is submitted in response to Condition 10 requirements:

Documents:

- Wildfox - Afan Valley - Condition 10 - Waste Management Plan

Drawings:

- Wildfox - Afan Valley - Condition 10 - Waste Management Plan-Appendix A (Site Location Plan)

Cond. 11 – Boundary Treatments

Prior to the commencement of work on any build development approved for each phase of development as agreed under Condition 7, details of boundary treatments including their siting, design and materials shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatments within each phase shall be carried out in accordance with the details as approved before the use of the associated land within that phase is commenced or buildings occupied thereafter retained as approved.

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

The following documentation is submitted in response to Condition 11 requirements:

Documents:

- Wildfox - Afan Valley - Condition 11 and Landscape RMA_Resort Boundary Proposals Report_33988_A5_SC_ BWnS

Drawings:

- Wildfox - Afan Valley - Condition 11 and Landscape RMA_Resort Boundary Proposals _33988 RG L-06B_ BWnS

Cond. 12 – External Materials

In support of the first reserved matters for each phase of development details of all external materials including samples shall be submitted to and approved in writing by the Local Planning Authority. The development of that phase shall be carried out in accordance with the details as approved.

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.*

The following documentation is submitted in response to Condition 12 requirements:

Documents:

- Wildfox – Afan Valley - Condition 12 – Materials Statement_PDA
- Wildfox - Afan Valley - Condition 11 and Landscape RMA_Resort Boundary Proposals Report_33988_A5_SC_ BWnS

Drawings:

- Wildfox - Afan Valley - Condition 12 - Arrivals Building - 21055 (05) 110_PDA
- Wildfox - Afan Valley - Condition 12 - Hotel Elevations - 21055 (05) 125_PDA
- Wildfox - Afan Valley - Condition 12 - Spa Elevations - 21055 (05) 133_PDA
- Wildfox - Afan Valley - Condition 12 - Rock & Wild Elevations 1 - 21055 (05) 142_PDA
- Wildfox - Afan Valley - Condition 12 - Rock & Wild Elevations 2 - 21055 (05) 143_PD
- Wildfox - Afan Valley - Condition 12 - Mountain Elevations - 21055 (05) 149_PDA
- Wildfox - Afan Valley - Condition 12 - Summit Hub Sections & Elevations - 21055 (05) 156_PDA
- Wildfox - Afan Valley - Condition 12 - Back of House Sections & Elevations - 21055 (05) 161_PDA
- Wildfox - Afan Valley - Condition 12 - Forest Hub - 21055 (05) 165_PDA
- Wildfox - Afan Valley - Condition 12 - Lodge Type 1 Plans & Elevations - 21055 (05) 175_PDA
- Wildfox - Afan Valley - Condition 12 - Lodge Type 2 Plans & Elevations - 21055 (05) 176_PDA
- Wildfox - Afan Valley - Condition 12 - Lodge Type 3 Plans & Elevations - 21055 (05) 177_PDA

- Wildfox - Afan Valley - Condition 12 - Lodge Type 4 Plans & Elevations - 21055 (05) 178_PDA
- Wildfox - Afan Valley - Condition 12 - Lodge Type 5 Plans & Elevations - 21055 (05) 179_PDA
- Wildfox - Afan Valley - Condition 12 - Lodge Type 6 Plans & Elevations - 21055 (05) 180_PDA
- Wildfox - Afan Valley - Condition 12 - Lodge Type 7 Plans & Elevations - 21055 (05) 181_PDA
- Wildfox - Afan Valley - Landscape RMA_ Material Selections Sheet -33988 RG-L-05B_BWnS
- Wildfox - Afan Valley-Landscape RMA_ Resort Boundary Proposals _33988 RG L-06B_BWnS

Cond. 17 – Energy Assessment

For each phase or sub phase of development as agreed under Condition 7, the first reserved matters submission shall be accompanied by an Energy Assessment which shall include, but not be limited to proposed methods of energy production and generation, including renewable energy, together with passive methods to be implemented to achieve energy reduction. The development of each phase shall thereafter be operated in accordance with the scheme as approved.

Reason: *In the interest of sustainability and to comply with the requirements of Policy RE2 of the Neath Port Talbot Local Development Plan.*

The following documentation is submitted in response to Condition 17 requirements:

Documents:

- 330510757-ST-RP-ENE-001 Energy Assessment

Cond. 18 – Strategic Construction Environmental Management Plan

Notwithstanding the submitted Construction Environmental Management Plan (biodiversity), a Strategic Construction Environmental Management Plan (Strategic CEMP) shall be submitted as part of the first reserved matters and approved in writing by the Local Planning Authority. The Strategic CEMP (biodiversity) shall include the following:

- a) *Risk assessment of potentially damaging construction activities.*
- b) *Identification of "biodiversity protection zones" (including retained habitat areas, areas of peat, wildlife receptor sites).*
- c) *Details of pre-commencement checks for protected species.*
- d) *Survey information (where necessary) to establish any material change in the presence and/or abundance of S7/SINC habitats and species, protected species, reptiles, birds, terrestrial invertebrates and bats; and identify any likely new ecological impacts that might arise from any changes.*
- e) *Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements). Measures shall include, but are not limited to: a method statement for the conservation of*

reptiles (including details of receptor sites and their suitability); measures to prevent wildlife becoming trapped in excavations; measures to prevent pollution of watercourses on and off-site; measures to eradicate invasive non-native species; measures to deter species where necessary.

- f) The location and timing of sensitive works to avoid harm to biodiversity features.*
- g) The times during construction when specialist ecologists need to be present on site to oversee works.*
- h) Responsible persons and lines of communication.*
- i) Use of protective fences, exclusion barriers and warning signs.*
- j) A programme of ecological checks to address any changes in ecological constraints which may occur as a result of the construction timetable / phasing.*

The approved Strategic CEMP shall be adhered to and implemented throughout the construction strictly in accordance with the approved details.

Reason: *In the interests of biodiversity and the amenity of the area as a whole and to ensure the development complies with Policy EN7 of the Neath Port Talbot Local Development Plan.*

The following documentation is submitted in response to Condition 18 requirements:

Documents:

- Wildfox -Afan Valley- Condition 18, 40 Strategic CEMP (biodiversity)-332310590-01-Stantec

Drawings:

- Wildfox- Afan Valley- Condition 18-Fig 2332310590-201-SK22 - P03 - CONSTRUCTION SEQUENCING PLAN-Stantec
- Wildfox-Afan Valley- Condition 18-Figure 5 332310590-201-SK21 - P03 - ECOLOGICAL TRANSLOCATION PHASE PLAN
- Wildfox-Afan Valley-Condition 18- SCEMP Fig 3 332310590-201-SK24 - P01 - ENVIRONMENTAL CONSTRAINTS PLAN
- Wildfox- Afan Valley-Condition 18-SCEMP Figure 1 Site Location Plan
- Wildfox-Afan Valley-Condition 18-SCEMP Figure 4 332310590-201-SK23 - BIODIVERSITY PROTECTION PLAN-Stantec

Cond. 21 – Strategic Ecological and Landscape Management Plan

As part of the first Reserved Matters application a Strategic Ecological and Landscape Management Plan (SELMP) shall be submitted to and approved in writing by the Local Planning Authority for its approval in writing. The SELMP shall relate to all areas of retained/created habitat onsite and within off-site compensation site/s, and shall include the following:

- a) Description and evaluation of features to be managed.*

- b) *Ecological trends and constraints on site that might influence management, including ecological connectivity.*
- c) *Aims and objectives of management.*
- d) *Appropriate management options for achieving aims and objectives.*
- e) *Prescriptions for management actions.*
- f) *Preparations of a work schedule (including an annual work plan capable of being rolled forward over a minimum of a 25-year period).*
- g) *Details of the body or organisation responsible for the implementation of the plan.*
- h) *Ongoing monitoring and remedial measures.*
- i) *Programme of review and update.*
- j) *Include a strategic overview and themes for the landscaping in the different areas of the development and shall set out a palette of species to be planted that will be a majority of native and/or wildlife friendly species, and the retention of semi-natural habitat wherever possible.*

The SELMP shall also include details of the mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the Ecological and Landscape Management Plan (ELMP) are not being met) how contingencies and /or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan shall be implemented in accordance with the approved details.

Reason: *In the interest of visual amenity and ecology, and to ensure the long term management and maintenance of all landscaped areas and to ensure the development complies with Policy BE1 and EN7 of the Neath Port Talbot Local Development Plan.*

The following documentation is submitted in response to Condition 21 requirements:

Documents:

- Wildfox-Afan Valley-Condition 21-SELMP Appendix E_Landscape Planting Strategy Report_Rev C_33988_A5_SC_BWnS
- Wildfox-Afan Valley-Condition 21 and Landscape RMA_Landscape Planting Strategy Report_Rev C_33988_A5_SC

Drawings:

- Wildfox-Afan Valley-Condition 21, 24,27, 28 & 40 SELMP Appendix A.1 _Landscape Planting Strategy Plan_33988 RG-L-09B_BWnS
- Wildfox-Afan Valley-Condition 21, 24,27,28 &40-SELMP Appendix D -332310590-201-SK26 – P01-ILLUSTRATIVE ECOLOGICAL FEATURES PLAN
- Wildfox- Afan Valley-Condition 21, 24, 27, 28 & 40-SELMP Figure 1 Site Location Plan-Stantec

- Wildfox-Afan Valley Condition 21, 24,27, 28 & 40 SELMP Appendix C.1 Dyffryn Tips mgmt. Plan 2022 Rev B-Stantec
- SELMP Appendix A.1 Wildfox - Afan Valley - Condition 21 and Landscape RMA_Landscape Planting Strategy Plan_33988 RG-L-09B_BWnS

Cond. 24 – Ecological Statement (linked to Reserved Matters / SELMP)

For each phase (or sub-phase) of development identified within condition 7 above, the Reserved Matters submission(s) shall be accompanied by an Ecological Statement identifying how the submission complies with the objectives of the Strategic Ecological Landscape Management Plan (SELMP) demonstrating how for that phase of the development, including engineering operations, has been designed to: - minimise habitat loss; maximise provision of replacement habitat; improve connectivity; and maximise opportunities for biodiversity enhancement. The statement shall also incorporate a detailed Phase Construction Environmental Management Plan (Phase CEMP) for that phase of the development, which shall address the issues set out in the Strategic Construction Environmental Management Plan (SCEMP) in detail and as relevant to the phase of works. No development shall take place in any phase or sub-phase of development (as identified in condition 1 above) (including demolition, ground works, vegetation clearance) other than in accordance with the approved CEMP for that phase, which shall be adhered to and implemented throughout the construction phase strictly in accordance with the approved details.

Reason: In the interest of biodiversity, visual amenity and long term management and maintenance of all landscaped areas and to ensure the development complies with Policy BE1 and EN7 of the Neath Port Talbot Local Development Plan.

The following documentation is submitted in response to Condition 24 requirements:

Documents:

- Wildfox-Afan Valley- Condition 24- Ecology Statement- Stantec
- Wildfox -Afan Valley- Condition 18, 40 Strategic CEMP (biodiversity)-332310590-01-Stantec
- Wildfox -Afan Valley- Condition 21, 24,27,28 & 40- Strategic SELMP 332310683-02-Stantec
- Wildfox-Afan Valley-Condition 21-SELMP Appendix E_Landscape Planting Strategy Report_Rev C_33988_A5_SC_BWnS

Drawings:

SCEMP

- Wildfox- Afan Valley- Condition 18-Fig 2332310590-201-SK22 - P03 - CONSTRUCTION SEQUENCING PLAN-Stantec
- Wildfox-Afan Valley- Condition 18-Figure 5 332310590-201-SK21 - P03 - ECOLOGICAL TRANSLOCATION PHASE PLAN
- Wildfox-Afan Valley-Condition 18- SCEMP Fig 3 332310590-201-SK24 - P01 - ENVIRONMENTAL CONSTRAINTS PLAN
- Wildfox- Afan Valley-Condition 18-SCEMP Figure Site Location Plan
- Wildfox-Afan Valley-Condition 18-SCEMP Figure 4 332310590-201-SK23 - BIODIVERSITY PROTECTION PLAN-Stantec

SELMP

- Wildfox-Afan Valley-Condition 21, 24,27, 28 & 40 SELMP Appendix A.1 _Landscape Planting Strategy Plan_33988 RG-L-09B_BWnS
- Wildfox-Afan Valley-Condition 21, 24,27,28 &40-SELMP Appendix D -332310590-201-SK26 – P01 ILLUSTRATIVE ECOLOGICAL FEATURES PLAN
- Wildfox- Afan Valley-Condition 21, 24, 27, 28 & 40-SELMP Figure 1 Site Location Plan-Stantec
- Wildfox-Afan Valley Condition 21, 24,27, 28 &40 SELMP AppendixC.1 Dyffryn Tips mgmt. Plan 2022 Rev B-Stantec

Cond. 25 – Ground Investigation and Hydrological Survey

Prior to or as part of the first reserved matters submission on each phase (or sub-phase) of development identified within condition 7 above a ground investigation and hydrological survey shall be undertaken to establish the extent and depth of peat on the site and how the peat functions in relation to hydrology. The survey shall be submitted and approved in writing by the LPA.

Reason: To ensure the impacts upon peat, as a carbon store and biodiversity resource, are fully understood and appropriate mitigation applied and to ensure the development complies with Policy BE1 and EN7 of the Neath Port Talbot Local Development Plan.

The following documentation is submitted in response to Condition 25 requirements:

Documents

- ESP.8053.2713-04 - Afan Peat Investigation Report - FINAL 2.9.22
- ESP.8053.3713 - Appendix A - Previous National Survey
- ESP.8053.3713 - Appendix B - Previous Peat Investigation and Assessment Report_Part1
- ESP.8053.3713 - Appendix B - Previous Peat Investigation and Assessment Report_Part2
- ESP.8053.3713 - Appendix B - Previous Peat Investigation and Assessment Report_Part3
- ESP.8053.3713 - Appendix B - Previous Peat Investigation and Assessment Report_Part4
- ESP.8053.3713 - Appendix B - Previous Peat Investigation and Assessment Report_Part5
- ESP.8053.3713 - Appendix C - Mackintosh Probe Results
- ESP.8053.3713 - Appendix D - Hand Excavated Trial Pit Records
- ESP.8053.3713 - Appendix E-Geotechnical Laboratory Results

Drawings

- ESP.8053.2713-Figures_Part1 Flysheet
- ESP.8053.2713-Figures_Part2 Peat Extents
- ESP.8053.2713-Figures_Part3 Proposed Development Plan (peat)
- ESP.8053.2713-Figures_Part4_Peat SI West
- ESP.8053.2713-Figures_Part5_Peat SI West
- ESP.8053.2713-Figures_Part6_Peat SI Pond

Cond. 26 – Scheme of Peat Avoidance

As part of the first reserved matters for each phase (or sub-phase) of development identified within condition 7 a scheme shall be submitted to and approved in writing with the Local Planning Authority for peat impact avoidance, minimisation and management. This shall be informed by the ground investigation and hydrological survey and shall detail all impacts upon the peat resource on-site and in the neighbouring Caerau SINC, and set out appropriate mitigation measures. The scheme shall be implemented as approved.

Reason: To ensure the impacts upon peat, as a carbon store and biodiversity resource, are fully understood and appropriate mitigation applied.

The following documentation is submitted in response to Condition 26 requirements:

Documents:

- ESP.8053.2713-04 - Afan Peat Investigation Report - FINAL 2.9.22
- ESP.8053.3713 - Appendix A - Previous National Survey
- ESP.8053.3713 - Appendix B - Previous Peat Investigation and Assessment Report_Part1
- ESP.8053.3713 - Appendix B - Previous Peat Investigation and Assessment Report_Part2
- ESP.8053.3713 - Appendix B - Previous Peat Investigation and Assessment Report_Part3
- ESP.8053.3713 - Appendix B - Previous Peat Investigation and Assessment Report_Part4
- ESP.8053.3713 - Appendix B - Previous Peat Investigation and Assessment Report_Part5
- ESP.8053.3713 - Appendix C - Mackintosh Probe Results
- ESP.8053.3713 - Appendix D - Hand Excavated Trial Pit Records
- ESP.8053.3713 - Appendix E-Geotechnical Laboratory Results

Drawings:

- ESP.8053.2713-Figures_Part1 Flysheet
- ESP.8053.2713-Figures_Part2 Peat Extents
- ESP.8053.2713-Figures_Part3 Proposed Development Plan (peat)
- ESP.8053.2713-Figures_Part4_Peat SI West
- ESP.8053.2713-Figures_Part5_Peat SI West
- ESP.8053.2713-Figures_Part6_Peat SI Pond

Cond. 27 – Scheme of Site Drainage

As part of the first reserved matters for each phase (or sub-phase) of development identified within condition 7 a scheme shall be submitted to and approved in writing by the Local Planning Authority for the design of the site drainage, watercourse diversion and attenuation ponds to reinstate, create and enhance, where possible, the biodiversity interest of such features.

Reason: To maintain, re-create and improve water habitats in accordance with Policy EN7 of the Neath Port Talbot Local Development Plan.

The following documentation is submitted in response to Condition 27 requirements:

Documents:

- Cond. 27 AV-STN-DG-XX-RP-D-0001 - Condition 27 - Drainage Strategy - Part 1
- Cond. 27 AV-STN-DG-XX-RP-D-0001 - Condition 27 - Drainage Strategy - Part 2

- Cond. 27 AV-STN-DG-XX-RP-D-0001 - Condition 27 - Drainage Strategy - Part 3
- Cond. 27 AV-STN-DG-XX-RP-D-0001 - Condition 27 - Drainage Strategy - Part 4
- Cond. 27 Wildfox Afan Valley Condition 21, 24,27,28 & 40- SELMP-332310683-02-Stantec
- Cond. 27 Wildfox Afan Valley Condition 21-SELMP Appendix E Landscape Planting Strategy Report Rev C_33988_A5_SC_BWnS

Drawings:

- Cond. 27 AV-STN-DG-XX-DR-D-0002-P01 - SOAKAWAY LOCATIONS & INFILTRATION RATES
- Cond. 27 AV-STN-DG-XX-DR-D-0005-P01 - SW DRAINAGE STRATEGY GA
- Cond. 27 AV-STN-DG-XX-DR-D-0003-P01 - TYPICAL HIGHWAY SECTION
- Cond. 27 AV-STN-DG-XX-DR-D-0004-P01 - GUEST LODGE DENSITIES
- Cond. 27 AV-STN-HDG-SR-DR-CD-0511 - P01 - EX & PR CATCHMENT AREAS
- Cond. 27AV-STN-HDG-SR-DR-CD-0512 - P01 - PROPOSED DRAINAGE INFRASTRUCTURE
- Cond. 27 AV-STN-DG-XX-DR-D-0006-P01 - SW DRAINAGE STRATEGY CENTRAL PLAZA
- Cond. 27 Wildfox Afan Valley Condition 21, 24,27, 28 & 40 SELMP Appendix A.1 _Landscape Planting Strategy Plan_33988 RG-L-09B_BWnS
- Cond. 27 Wildfox Afan Valley Condition 21, 24,27,28 &40-SELMP Appendix D - 332310590-201-SK26 - ILLUSTRATIVE ECOLOGICAL FEATURES PLAN
- Cond. 27 Wildfox Afan Valley Condition 21, 24, 27, 28 & 40-SELMP Figure 1 Site Location Plan-Stantec
- Cond. 27 Wildfox Afan Valley Condition 21, 24,27, 28 &40 SELMP AppendixC.1 Dyffryn Tips mgmt. Plan 2022 Rev B-Stantec

Cond. 28 – Artificial Nesting Sites for Birds or Roosting Opportunities for Bats

For each phase (or sub-phase) of development identified within condition 7, the Reserved Matters submission(s) shall be accompanied by a scheme for the provision of artificial nesting sites for birds or roosting opportunities for bats all new buildings. The scheme shall be implemented as approved.

Reason: To contribute against the mitigation of loss of wild bird habitat to the development and to comply with the Conservation of Habitats and Species Regulations 2017 and to comply with the biodiversity conservation duty under the Environment (Wales) Act 2016.

Documents:

- Cond. 28 Wildfox-Afan Valley- Condition 28 Bird and Bat Box Provision
- Wildfox -Afan Valley- Condition 21, 24,27,28 & 40- Strategic SELMP 332310683-02-Stantec
- Cond. 28 Wildfox-Afan Valley-Condition 21-SELMP Appendix E_Landscape Planting Strategy Report_Rev C_33988_A5_SC_BWnS

Drawings:

- Wildfox-Afan Valley-Condition 21, 24,27, 28 & 40 SELMP Appendix A.1 _Landscape Planting Strategy Plan_33988 RG-L-09B_BWnS
- Wildfox-Afan Valley-Condition 21, 24,27,28 &40-SELMP Appendix D -332310590-201-SK26 - ILLUSTRATIVE ECOLOGICAL FEATURES PLAN

- Cond. 28 Wildfox- Afan Valley-Condition 21, 24, 27, 28 & 40-SELMP Figure 1 Site Location Plan-Stantec
- Wildfox-Afan Valley Condition 21, 24,27, 28 &40 SELMP AppendixC.1 Dyffryn Tips mgmt. Plan 2022 Rev B-Stantec

Cond. 34 – Car Parking Phasing

In support of the submission of the first of the reserved matters for each phase of development identified in Condition 7, a scheme detailing the phasing approach for the development reflecting the car parking requirements on site for that phase shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on that phase. The scheme as submitted shall identify all permanent and temporary parking requirements within that phase and shall ensure a maximum of 650 visitor spaces and 250 staff spaces within the site as a whole, with each phase having a pro rata provision of parking.

Reason: *In the interest of highway safety and to ensure the development complies with Policy TR2 of the Neath Port Talbot Local Plan.*

The following documentation is submitted in response to Condition 34 requirements:

Documents:

- Cond. 34-Car Park Phasing

Cond. 35 – Cycleway and Footway Access

As part of the first reserved matters application a scheme shall be submitted to and approved in writing by the Local Planning Authority detailing a schedule of works for footway/cycle access from the site onto the existing road and cycle network. The scheme shall be implemented as approved.

Reason: *To ensure a suitable cycleway and footway system is implemented throughout the development within an appropriate timescale, in the interests of promoting sustainable transport and to accord with Policy SP20 of the Neath Port Talbot Local Development Plan.*

The following documentation is submitted in response to Condition 35 requirements:

Documents:

- Cond. 35-Pedestrian Cycle Access R1

Cond. 40 – Detailed Lighting Scheme

As part of the first reserved matters for each phase of development as agreed under Condition 7 and notwithstanding the information pertaining to a Dark Corridor in Appendix A8.14 of the ES, a detailed lighting scheme including those required on a temporary basis during construction shall be submitted to and approved in writing which shall:

- a) *Identify those areas/features on site that are particularly sensitive for nocturnal wildlife, especially bats, and that are likely cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and*

- b) *Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.*
- c) *Identify the location of all external lights, the specification, intensity of illumination, predicted lighting contours (Lux plots), together with proposed hours of operation and any mitigation measures required and timescales for the installation of all lighting.*

The approved lighting shall be implemented on site in accordance with the approved scheme only, and retained as such thereafter.

Reason: In the interest of visual, residential amenity and to prevent any unacceptable light spillage, and in the interest of biodiversity and protected species and to ensure the proposal complies with Policies EN8 and BE1 of the Local Development Plan.

The following documentation is submitted in response to Condition 40 requirements:

Documents:

- Cond. 40 Wildfox-Afan Valley- Condition 40-Lighting Strategy-332210683-214-01-R3-Stantec Reduced
- Cond. 40 Wildfox -Afan Valley- Condition 18, 40 Strategic CEMP (biodiversity)-332310590-01-Stantec
- Cond. 40 Wildfox-Afan Valley-Condition 21-SELMP Appendix E_Landscape Planting Strategy Report_Rev C_33988_A5_SC_BWnS
- Cond. 40 Wildfox -Afan Valley- Condition 21, 24,27,28 & 40- SELMP 332310683-02-Stantec

Drawings:

- Cond. 40 Wildfox- Afan Valley- Condition 18-Fig 2332310590-201-SK22 - P03 - CONSTRUCTION SEQUENCING PLAN-Stantec
- Cond. 40 Wildfox-Afan Valley- Condition 18-Figure 5 332310590-201-SK21 - P03 - ECOLOGICAL TRANSLOCATION PHASE PLAN
- Cond. 40 Wildfox-Afan Valley-Condition 18- SCEMP Fig 3 332310590-201-SK24 - P01 - ENVIRONMENTAL CONSTRAINTS PLAN
- Cond. 40 Wildfox- Afan Valley-Condition 18-SCEMP Figure 1 Site Location Plan
- Cond. 40 Wildfox-Afan Valley-Condition 18-SCEMP Figure 4 332310590-201-SK23 - BIODIVERSITY PROTECTION PLAN-Stantec
- Cond. 40 Wildfox-Afan Valley-Condition 21, 24,27, 28 & 40 SELMP Appendix A.1 _Landscape Planting Strategy Plan_33988 RG-L-09B_BWnS
- Wildfox-Afan Valley-Condition 21, 24,27,28 &40-SELMP Appendix D -332310590-201-SK26 - ILLUSTRATIVE ECOLOGICAL FEATURES PLAN
- Cond. 40 Wildfox- Afan Valley-Condition 21, 24, 27, 28 & 40-SELMP Figure 1 Site Location Plan-Stantec
- Cond. 40 Wildfox-Afan Valley Condition 21, 24,27, 28 &40 SELMP AppendixC.1 Dyffryn Tips mgmt. Plan 2022 Rev B-Stantec

Serving Notice

A Certificate D has been completed as the applicant does not own a small parcel of land adjacent to the access. The land is not registered and despite best efforts, the landowner has not been identified. Therefore, a Notice to the Unknown Owners (Notice 2) was published in the South Wales Evening Post on 14 September 2022.

Fees

The requisite fee of £300,000 will be made to NPT Council via a BACS payment.

Summary

We trust the above information and supporting documents enclosed with this letter are sufficient to satisfy the outstanding requirements of the above-mentioned conditions. However, should you have any queries, please do not hesitate to contact me.

Yours sincerely



Sam Harper
Senior Associate
on behalf of Stantec UK Ltd