

**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 RESERVED MATTERS

Reference: P2022/0776

Name and address of the applicant

Claire Pearce
Wildfox Resorts Afan Valley Ltd
Kimberley House
Ty Glas Avenue
Llanishen
Cardiff
Wales
CF145DX

Name and address of the agent

Mrs Jane Hirst
Stantec
Vision Court (First Floor)
Caxton Place
Pentwyn
Cardiff
CF238HA

Whereas on the 20 September 2022 an application was submitted in writing for approval of detailed plans in accordance with a condition imposed by the permission granted by the Neath Port Talbot County Borough Council on the 18th day of January 2022 in respect of the development of land at Land At Pen Y Bryn Croeserw Cymmer Port Talbot short particulars of the development being as follows:-

Application for approval of reserved matters (appearance, landscaping, layout and scale) relating to outline planning ref P2018/0493 granted on 18/01/2022 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. Including submission of details under condition 9 (levels), condition 10 (waste management plan), condition 12 (materials), condition 17 (energy assessment), condition 18 (strategic construction environmental management plan), condition 21 (strategic ecological and landscape management plan), condition 25 (peat surveys), condition 26 (peat management), condition 27 (drainage), condition 28 (artificial nesting sites), condition 34 (car parking), condition 35 (footway/cycle access) and condition 40 (lighting scheme).

THE NEATH PORT TALBOT COUNTY BOROUGH COUNCIL AS THE LOCAL PLANNING AUTHORITY IN PURSUANCE OF ITS POWER UNDER THE ABOVE MENTIONED ACT AND ORDER HEREBY APPROVE THE DETAIL PLANS AS SUBMITTED SUBJECT TO THE DEVELOPMENT BEING BEGUN NOT LATER THAN WHICHEVER IS THE LATER OF THE FOLLOWING DATES: (I) THE EXPIRATION OF FIVE YEARS FROM THE DATE

OF THE OUTLINE PERMISSION, OR (II) THE EXPIRATION OF TWO YEARS FROM THE DATE OF THIS APPROVAL, OR IF THERE ARE ANY FURTHER RESERVED MATTERS REQUIRING APPROVAL, THE DATE OF THE FINAL APPROVAL OF THE LAST SUCH MATTERS TO BE APPROVED.

Conditions:-

List of Approved Plans

- 1 The development shall be carried out in accordance with the following approved plans and documents:

Reserved Matters-Condition 1
Development Schedule_PDA
Resort Boundary Proposals Report
Materials Statement
SELMP Appendix E - Landscape Planting Strategy Report Rev D
Afan Peat Investigation Report (including Appendices A-E and Figures 1-6)
Technical Note Reference 332310683 TN006 Peat Hydrology Rev 01
Geomorphology Assessment and Ground Scoping Report (including Appendices A-J and Figures 1-18)
Geo-environmental Assessment Report (including Appendices A-n and Figures 1-6)
Technical Notes Reference
Arsenic - ESP8053.3805-technical note, Issue 3, dated 27th October
Gassing - ESP. 8053.3806 - Final technical note (GGA), Issue 3, dated 27th October
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
Condition 21 and Landscape Planting Strategy Report_Rev F_33988_A5_SC_BWnS
Landscape Planting Strategy Plan_33988 RG-L-09C_BWnS
Landscape Sections AA to BB -33988 RG-L-4-01C_BWnS
Landscape Sections CC to DD -33988 RG-L-4-02C_BWnS
Material Selections Sheet -33988 RG-L-05B_BWnS
GA - Schedules 33988-RG-L-03-09C_BWnS
GA - Specification Sheet 33988-RG-L-03-08B_BWnS
GA -Typical Details 33988-RG-L-03-10B_BWnS
GA Accommodation Zone 1A Lodges East - 33988-RG-L-03-03D_BWnS
GA Accommodation Zone 2 Lodges West - 33988-RG-L-03-05D_BWnS
GA Alpine Summit - 33988-RG-L-03-07D_BWnS
GA Central Plaza Sheet 1 -33988-RG-L-03-01D_BWnS
GA Central Plaza Sheet 1 -33988-RG-L-03-02D_BWnS
GA Forest Hub Reload Point - 33988-RG-L-03-04D_BWnS
GA Wildfox Mountain - 33988-RG-L-03-06D_BWnS
Resort Boundary Proposals -33988 RG-L-06D_BWnS

Site Location Plan - 21055 (05) 100_PDA
Existing Site Plan - 21055 (05) 101_PDA
Existing Site Sections 1 - 21055 (05) 102_PDA
Existing Site Sections 2 - 21055 (05) 103_PDA
Proposed Masterplan - 21055 (05) 104 Rev A _PDA

Proposed Site Sections 1 - 21055 (05) 105 Rev A _PDA
Proposed Site Sections 2 - 21055 (05) 106_PDA
Proposed Site Sections 3 - 21055 (05) 107 Rev A _PDA
Arrivals Building - 21055 (05) 110 Rev A _PDA
Car Park Plans Levels 1 and 2 - 21055 (05) 120_PDA
Car Park Plans Levels 3 and 4 - 21055 (05) 121_PDA
Hotel Ground Floor Plan - 21055 (05) 122 Rev A _PDA
Hotel First Floor Plan - 21055 (05) 123_PDA
Hotel Roof Plan - 21055 (05) 124_PDA
Hotel Elevations - 21055 (05) 125_PDA
Hotel Sections - 21055 05 126_PDA
Spa Ground Floor Plan - 21055 (05) 130 Rev A _PDA
Spa First and Second Floor Plans - 21055 (05) 131_PDA
Spa Sections - 21055 (05) 132 Rev A _PDA
Spa Elevations - 21055 (05) 133_PDA
Rock and Wild Basement Plan - 21055 (05) 135_PDA
Rock and Wild Lower Ground Floor Plan - 21055 (05) 136_PDA
Rock and Wild Ground Floor Plan - 21055 (05) 137_PDA
Rock and Wild First Floor Plan - 21055 (05) 138_PDA
Rock and Wild Second Floor Plan - 21055 (05) 139_PDA
Rock and Wild Roof Plan - 21055 (05) 140_PDA
Rock and Wild Sections - 21055(05) 141 Rev A _PDA
Rock and Wild Elevations 1 - 21055 (05) 142_PDA
Rock and Wild Elevations 2 - 21055 (05) 143_PDA
Mountain Basement Floor Plan - 21055 (05) 145_PDA
Mountain Lower Ground Floor Plan - 21055 (05) 146_PDA
Mountain Ground Floor Plan - 21055 (05) 147 Rev A _PDA
Mountain Sections - 21055 (05) 148 Rev A _PDA
Mountain Elevations - 21055 (05) 149_PDA
Mountain Roof Plan - 21055 (05) 150_PDA
Summit Hub Plans - 21055 (05) 155 Rev A _PDA
Summit Hub Sections and Elevations - 21055 (05) 156 Rev A _PDA
Summit Hub - Proposed Sections and Elevation - 21055 (05) 157
Back of House Plans - 21055 (05) 160_PDA
Back of House Sections and Elevations - 21055 (05) 161 Rev A _PDA
Forest Hub - 21055 (05) 165_PDA
Proposed Lodge Mix Layout - 21055 (05) 170 Rev B _PDA
Lodge Type 1 Plans and Elevations - 21055 (05) 175_PDA
Lodge Type 2 Plans and Elevations - 21055 (05) 176_PDA
Lodge Type 3 Plans and Elevations - 21055 (05) 177_PDA
Lodge Type 4 Plans and Elevations - 21055 (05) 178_PDA
Lodge Type 5 Plans and Elevations - 21055 (05) 179_PDA
Lodge Type 6 Plans and Elevations - 21055 (05) 180_PDA
Lodge Type 7 Plans and Elevations - 21055 (05) 181_PDA
Coal Authority Review and 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
Wildfox - Afan Valley - Condition 1 - Lodge FFL_PDA

Condition 9- Levels

Existing & Proposed Ground Levels & Finished Levels

Existing Site Plan - 21055 (05) 101_PDA

Site Sections 1 - 21055 (05) 102_PDA

Existing Site Sections 2 - 21055 (05) 103_PDA

Proposed Masterplan - 21055 (05) 104 Rev A_PDA

Proposed Site Sections 1 - 21055 (05) 105_PDA

Proposed Site Sections 2 - 21055 (05) 106_PDA

Proposed Site Section 3- 21055 (05) 107-Rev A PDA

Arrivals Building - 21055 (05) 110_PDA Rev A

Car Park Plans Levels 1&2 - 21055 (05) 120_PDA

Car Park Plans Levels 3&4 - 21055 (05) 121_PDA

Hotel Ground Floor Plan - 21055 (05) 122_Rev A PDA

Hotel First Floor Plan - 21055 (05) 123_PDA

Hotel Roof Plan - 21055 (05) 124_PDA

Hotel Sections - 21055 (05) 126_PDA

Spa Ground Floor Plan - 21055 (05) 130_Rev A PDA

Spa First and Second Floor Plans - 21055 (05) 131_PDA

Spa Sections - 21055 (05) 132_PDA Rev A

Rock & Wild Basement Plan - 21055 (05) 135_PDA

Rock & Wild Lower Ground Floor Plan - 21055 (05) 136_PDA

Rock & Wild Ground Floor Plan - 21055 (05) 137_PDA

Rock & Wild First Floor Plan - 21055 (05) 138_PDA

Rock & Wild Second Floor Plan - 21055 (05) 139_PDA

Rock & Wild Roof Plan - 21055 (05) 140_PDA

Rock & Wild Sections - 21055(05) 141 Rev APDA

Mountain Basement Floor Plan - 21055 (05) 145_PDA

Mountain Lower Ground Floor Plan - 21055 (05) 146_PDA

Mountain Ground Floor Plan - 21055 (05) 147_PDA Rev A

Mountain Sections - 21055 (05) 148_PDA Rev A

Mountain Roof Plan - 21055 (05) 150_PDA

Summit Hub Plans - 21055 (05) 155_PDA Rev A

Summit Hub Sections & Elevations - 21055 (05) 156_PDA Rev A

Summit Hub Sections and Elevations 21055 (05) 157

Back of House Plans - 21055 (05) 160_PDA

Back of House Sections & Elevations - 21055 (05) 161 REV A PDA

Forest Hub - 21055 (05) 165_PDA

Lodge Type 1 Plans & Elevations - 21055 (05) 175_PDA

Lodge Type 2 Plans & Elevations - 21055 (05) 176_PDA

Lodge Type 3 Plans & Elevations - 21055 (05) 177_PDA

Lodge Type 4 Plans & Elevations - 21055 (05) 178_PDA

Lodge Type 5 Plans & Elevations - 21055 (05) 179_PDA

Lodge Type 6 Plans & Elevations - 21055 (05) 180_PDA

Lodge Type 7 Plans & Elevations - 21055 (05) 181_PDA

Landscape RMA GA Central Plaza Sheet 1 -33988-RG-L-03-01D_BWnS

Landscape RMA GA Central Plaza Sheet 1 -33988-RG-L-03-02D_BWnS

Landscape RMA GA Accommodation Zone 1A Lodges East - 33988-RG-L-03-03D_BWnS

Landscape RMA GA Forest Hub Reload Point - 33988-RG-L-03-04D_BWnS

Landscape RMA GA Accommodation Zone 2 Lodges West - 33988-RG-L-03-05D_BWnS

Landscape RMA GA Wildfox Mountain - 33988-RG-L-03-06D_BWnS
Wildfox - Afan Valley - Landscape RMA GA Alpine Summit - 33988-RG-L-03-07D_BWnS
Landscape RMA_ Landscape Sections AA to BB -33988 RG-L-4-01C_BWnS
Landscape RMA_ Landscape Sections CC to DD -33988 RG-L-4-02C_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
Wildfox - Afan Valley -Lodge FFL_PDA

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

Condition 12- External Materials.
Materials Statement_PDA
Materials Schedule, prepared by Powell Dobson Architects (dated 21.09.2022)
Materials Schedule_PDA.
Landscape RMA_Resort Boundary Proposals Report_33988_A5_SC_ BWnS
Arrivals Building - 21055 (05) 110_PDA
Hotel Elevations - 21055 (05) 125_PDA
Spa Elevations - 21055 (05) 133_PDA
Rock & Wild Elevations 1 - 21055 (05) 142_PDA
Rock & Wild Elevations 2 - 21055 (05) 143_PD
Mountain Elevations - 21055 (05) 149_PDA
Summit Hub Sections & Elevations - 21055 (05) 156_PDA
Back of House Sections & Elevations - 21055 (05) 161_PDA
Forest Hub - 21055 (05) 165_PDA
Type 1 Plans & Elevations - 21055 (05) 175_PDA
Lodge Type 2 Plans & Elevations - 21055 (05) 176_PDA
Lodge Type 3 Plans & Elevations - 21055 (05) 177_PDA
Lodge Type 4 Plans & Elevations - 21055 (05) 178_PDA
Lodge Type 5 Plans & Elevations - 21055 (05) 179_PDA
Lodge Type 6 Plans & Elevations - 21055 (05) 180_PDA
Lodge Type 7 Plans & Elevations - 21055 (05) 181_PDA
Landscape RMA_ Material Selections Sheet -33988 RG-L-05B_BWnS
Landscape RMA_ Resort Boundary Proposals _33988 RG L-06D_BWnS

Condition 17- Energy Assessment
330510757-ST-RP-ENE-001 Energy Assessment

Condition 18- Strategic Construction Environmental Management Plan (SCEMP)
Strategic CEMP (biodiversity)-332310590-01-Stantec (Track Changed)
Fig 2332310590-201-SK22 - P04 - Construction sequencing plan-Stantec
Figure 5 332310590-201-SK21 - P03 - Ecological translocation phase plan
SCEMP Fig 3 332310590-201-SK24 - P01 - Environmental constraints plan
SCEMP Figure 1 Site Location Plan
SCEMP Figure 4 332310590-201-SK23 - Biodiversity protection plan-Stantec

Condition 21 - Strategic Ecological and Landscape Management Plan
Strategic SELMP 332310683-02-Stantec (Track Change)
SELMP Appendix E_Landscape Planting Strategy Report_Rev
E_33988_A5_SC_BWnS
Planting Strategy Report_Rev E_33988_A5_SC
SELMP Appendix A.1 _Landscape Planting Strategy Plan_33988 RG-L-09 Rev C
_BWnS
SELMP Appendix D -332310590-201-SK28 - P01-Indicative landscape proposals
plan
SELMP Figure 1 Site Location Plan-Stantec
SELMP AppendixC.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-09C_BWnS
AV-STN-DG-XX-DR-d-0020 p01 [Peat Catchment]

Condition 25 - Ground Investigation and Hydrological Survey
ESP.8053.2713-04 - Afan Peat Investigation Report - FINAL 2.9.22
Technical Note Reference 332310683 TN006 Peat Hydrology Rev 01
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
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

Condition 26- Scheme of Peat Avoidance

ESP.8053.2713-04 - Afan Peat Investigation Report - FINAL 2.9.22
 Technical Note Reference 332310683 TN006 Peat Hydrology Rev 01
 Impact on Neighbouring Caerau SINC Technical Note, prepared by Stantec (dated 03.10.2022)
 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
 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

Condition 27 - Scheme of Site Drainage

AV-STN-DG-XX-RP-D-0001 - Condition 27 - Drainage Strategy - Part 1
 AV-STN-DG-XX-RP-D-0001 - Condition 27 - Drainage Strategy - Part 2
 AV-STN-DG-XX-RP-D-0001 - Condition 27 - Drainage Strategy - Part 3
 AV-STN-DG-XX-RP-D-0001 - Condition 27 - Drainage Strategy - Part 4
 SELMP-332310683-02-Stantec
 SELMP Appendix E Landscape Planting Strategy Report Rev E_33988_A5_SC_BWnS
 AV-STN-DG-XX-DR-D-0002-P01 - Soakaway locations & infiltration rates
 AV-STN-DG-XX-DR-D-0005-P01 - SW Drainage strategy GA
 AV-STN-DG-XX-DR-D-0003-P01 - Typical highway section
 AV-STN-DG-XX-DR-D-0004-P01 - Guest lodge densities
 AV-STN-HDG-SR-DR-CD-0511 - P01 - EX & PR Catchment areas
 AV-STN-HDG-SR-DR-CD-0512 - P01 - Proposed drainage infrastructure
 AV-STN-DG-XX-DR-D-0006-P01 - SW Drainage strategy central plaza
 SELMP Appendix A.1 _Landscape Planting Strategy Plan_33988 RG-L-09C_BWnS
 SELMP Appendix D -332310590-201-SK28 - P01-INDICATIVE LANDSCAPE PROPOSALS PLAN
 SELMP Figure 1 Site Location Plan-Stantec
 SELMP Appendix C.1 Dyffryn Tips mgmt. Plan 2022 Rev B-Stantec
 SELMP 332310683-02-Stantec (Track Changed)

Condition 28 - Artificial Nesting Sites for Birds or Roosting Opportunities for Bats

Wildfox-Afan Valley- Condition 28 Bird and Bat Box Provision

Strategic SELMP 332310683-02-Stantec (Track Changed)
 SELMP Appendix E_Landscape Planting Strategy Report_Rev F_33988_A5_SC_BWnS
 SELMP Appendix A.1 _Landscape Planting Strategy Plan_33988 RG-L-09C_BWnS

Appendix D -332310590-201-SK28 - P01-INDICATIVE LANDSCAPE PROPOSALS PLAN

SELMP Figure 1 Site Location Plan-Stantec

SELMP Appendix C.1 Dyffryn Tips mgmt. Plan 2022 Rev B-Stantec

Condition 34 - Car Parking Phasing

Car Park Phasing

Condition 35 - Cycleway and Footway Access

Pedestrian Cycle Access R1

AV-STN-HAC-EA0DR0CH-0101-P03 - General Arrangement

Technical Note: Northern Section Alternative Routes Plan and Technical Note reference 332310590_AT002

Condition 40 - Detailed Lighting Scheme

Lighting Strategy-332210683-214-01-R3-Stantec Reduced

Strategic CEMP (biodiversity)-332310590-01-Stantec (Track Changed)

SELMP Appendix E_Landscape Planting Strategy Report_Rev

F_33988_A5_SC_BWnS

SELMP 332310683-02-Stantec

Fig 2332310590-201-SK22 - P04 - Construction sequencing plan-Stantec

Figure 5 332310590-201-SK21 - P03 - Ecological translocation phase plan

SCEMP Fig 3 332310590-201-SK24 P01 Environmental constraints plan

SCEMP Figure 1 Site Location Plan

SCEMP Figure 4 332310590-201-SK23 - Biodiversity protection plan-Stantec

SELMP Appendix A.1 _Landscape Planting Strategy Plan_33988 RG-L-09C_BWnS

SELMP Appendix D-332310590-201-SK28-P01-Indicative landscape proposals plan

SELMP Figure 1 Site Location Plan-Stantec

SELMP AppendixC.1 Dyffryn Tips mgmt. Plan 2022 Rev B-Stantec

Strategic SELMP 332310683-02-Stantec (Track Changed)

Reason:

In the interests of clarity.

Action Conditions

- 2 Notwithstanding the details submitted, and prior to their use on site, samples of the external materials for each building and public realm area shall be submitted to and approved in writing by the Local Planning Authority. Details shall accord with Wildfox - Afan Valley - Condition 12 - Materials Statement PDA unless otherwise specified, and the development shall be carried out in strict accordance with the approved details and retained as such thereafter.

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

- 3 Notwithstanding the details submitted and prior to the commencement of development within each construction phase, as approved under condition 7 of outline Permission P2018/0493, details of the type and location of all bird and bat

nesting boxes for all buildings within the phase shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details and retained as such thereafter.

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.

4 Notwithstanding the Site Waste Management Plan submitted;

a) Prior to the commencement of development on site, a Construction Waste Management Plan which shall adhere to the principles set out within the Site Waste Management plan, hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be strictly adhered to throughout the construction phase.

b) Prior to the first commercial operation of the site an Operational Waste Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This plan as approved shall adhere to the principles set out within the approved site waste management plan. The scheme as approved shall be strictly adhered to thereafter.

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.

5 Notwithstanding the Energy Strategy hereby approved, and prior to the construction of any building, a detailed Operational Energy Assessment shall be submitted to and approved in writing by the Local Planning Authority. The Energy Assessment shall include a review to optimise the quantity of on-site renewable energy generation. Development hereby approved will be delivered in accordance with the operational Energy Assessment.

Reason:

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

6 Car parking spaces as shown on the approved plans shall be provided prior to the first beneficial use of the development, and shall thereafter be used solely for the benefit of staff and visitors to the resort and for no other purpose and permanently retained as such. A minimum of 10% of all parking spaces for staff and visitors shall be provided with electric charging points, which shall be retained as such thereafter.

Reason

In the interest of highway safety and to ensure the development complies with Policy TR2 of the Neath Port Talbot Local Development Plan, and the Transport Impact Assessment.

- 7 Details of all cycle parking for staff shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking as approved shall be fully implemented on site prior to the first operation of the development hereby approved.

Reason

In the interests of promoting sustainable transport and to accord with Policy SP20 of the Neath Port Talbot Local Development Plan.

- 8 Notwithstanding the details submitted, details and specification for all temporary construction lighting shall be provided as part of the submissions under Conditions 16 and 18 of Outline Planning Permission P2018/0493. These details shall ensure compliance with the overarching lighting strategy hereby approved, and ensure that there are no adverse impacts upon dark corridors or protected and retained biodiversity habitat areas, nor the amenity of any adjoining development.

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.

- 9 Prior to their use on site, details of all permanent external lighting which shall adhere to the overarching Lighting Strategy hereby approved shall be submitted to and approved in writing by the Local Planning Authority. This scheme 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, and retained as such thereafter. No additional external lighting shall be provided.

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.

- 10 Notwithstanding details submitted to and approved under Condition 29 of outline Planning Permission P2018/0493. Prior to construction within any construction phase as identified on plan number 2332310590- 201-SK22-P04-Construction sequencing plan, a contaminated land site investigation scheme shall be prepared by a competent person following guidance given in British Standard BS 10175 and Land Contamination Risk Management (LCRM) or other such suitable method as agreed which shall be submitted to and approved in writing by the Local Planning Authority (including any additional requirements that it may specify). The purpose of the investigation scheme is to refine and update the Conceptual Site Model and the associated potential pollutant linkages and evaluate whether this is an unacceptable risk associated with the linkages. This proposal shall provide details of the extent and methodologies of sampling, analyses and proposed assessment criteria required to enable the characterisation of the plausible pollutant linkages identified. The site investigation works shall be undertaken in accordance with the approved details.

Reason

To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment.

- 11 Notwithstanding the details submitted to and approved under Condition 42 of outline Planning Permission P2018/0493 and prior to any works commencing on constructing the main visitor access, the following details shall be submitted to and approved in writing by the Local Planning Authority;

o All structural calculations to the relevant Eurocode for any supporting structures associated with the traffic controlled junction including an Appraisal in Principle document in accordance with Design Manual for Roads and Bridges BD2/12.

o Details of all existing/relocated and proposed street lighting.

The scheme as approved shall be constructed and completed prior to the first beneficial use of any building.

Reason:

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

- 12 Notwithstanding the details submitted to and approved under condition 44 of the Outline Planning Permission P2018/0493 and prior to any works commencing on the construction of the main staff/delivery access, a scheme for all bi-lingual signage and its lighting together with associated lining for the TRO shall be submitted to and approved in writing by the Local Planning Authority .This scheme as approved shall be fully implemented prior to the commencement of any phase of development identified under Condition 7.

Reason:

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

- 13 Notwithstanding the details submitted to and approved in writing under Conditions 21 (SELMP) and 23 (Landscaping) prior to any development taking place revised and additional landscaping tiles shall be submitted including additional tiles covering the hydrological catchment for the Peat which shall minimise impacts on the water quantity entering the Peat area, together with an overarching site wide landscaping plan that shall adhere to the principles as set out within the SELMP and provide a majority of native and /or wildlife friendly species, and the retention of natural habitat where possible.

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.

- 14 Notwithstanding the details submitted, Northern Section Alternative, as approved under Condition 35 of the outline planning permission [Application no. P2018/0493] a feasibility report shall be completed on alternatives resulting in a final Scheme showing a connection to route NCN885 or NCN887 of the National Cycle Network. The Scheme shall be submitted to and approved by the Local Planning Authority and implemented in accordance with the agreed Scheme prior to the opening of the development to the public.

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.

- 15 In the interests of clarity and notwithstanding the details submitted no development, including the raising and lowering of ground levels or hardstandings shall take place within the Peat area. No additional development, including any hardstandings within the hydrological Catchment for the Peat as identified in Plan Appendix 1 - AV-STN-DG-XX-DR-D-0009 (Rev: P01), outside of the specific development hereby approved and shown on Proposed Masterplan - 21055 (05) 104 Rev A _PDA shall be permitted. Any further development within this zone shall be supported by detailed hydrological assessment considering any impacts on the Peat.

Reason:

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

Informatives:

- 1 Please note that SAB approval will be required prior to any work commencing. It is a breach of approval required under Paragraph 7 (1) Schedule 3 of the Flood and Water

Management Act 2010 whereby action will be taken by the Authority under The Sustainable Drainage (Enforcement) (Wales) Order 2018.

2 The developer is made aware that following submission and approval of details under condition 10 of this permission, Conditions 30, 51 & 52 of Outline Planning Permission P2018/0493 will apply as written.

3 Unless temporary approval has been given for diversion or closure, the Public Rights of Way shall remain open at all times, any damage caused to the Rights of Way shall be rectified to the satisfaction of this authority immediately.

4 Trees, scrub and grasslands are likely to contain nesting birds between 1st March and 31st July inclusive. Such habitats are present on the application site and area to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present.

Reason for Granting Planning Permission.

The proposal represents an appropriate form of development that would have no unacceptable impact on visual amenity and the character of the area as a whole, highway and pedestrian safety, residential amenity, pollution and biodiversity. Accordingly, the proposed development is in accordance with Policies SP1, SP2, SP3, SP4, SP6, SP10, SP12, SP13, SP14, SP15, SP16, SP17, SP18, SP19, SP20, SP21, SC1, I1, OS1 ,R3 ,TO1, EN6, EN7, EN8, M1, RE2, W3, TR2 and BE1 of the Neath Port Talbot Local Development Plan.

It is further considered that the decision complies with Future Wales - the National Plan 2040, specifically Policies 4, 5, 11, 12 and 17 and the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

Signed:



Ceri Morris – Head of Planning & Public Protection

Date: 8 November 2022

IMPORTANT:

(1) Please note that for all decisions issued after 16th March 2016 for outline or full planning permission, a revised decision notice will be issued whenever a subsequent consent is given, for example providing details of any Reserved Matters approvals (outline applications only) and/or approval of conditions (including on Reserved Matters). This will ensure that the current status of the conditions applied to a consent is clear. Accordingly you are advised to visit www.npt.gov.uk/planning to view the application documentation to see if this is the current version, or whether it has been superseded by a more up-to-date revision of this Decision Notice. For Reserved Matters approvals the revised Decision Notice will only be shown under the Outline approval.

(2) Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

(3) In addition, any conditions that the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition). Please note that any works carried out without compliance with the conditions attached to this approval will be entirely at the risk of the persons involved and may result in formal action being taken by the Local Planning Authority.

(4) The developer should have regard to Sections 4, 7, 8 and 8A of the Chronically Sick and Disabled Persons Act 1970 and to the British Standards Institution's Code of Practice for "Design of buildings and their approaches to meet the needs of disabled people" (BS 8300:2009+A1:2010).

(5) From 1st October 2012 it has been an offence to install a public sewer or lateral drain without having an adoption agreement in place. From the 1st October 2012 the vast majority of all existing private sewers and lateral drains which link with the public sewer network were transferred to Welsh Water. For further details on how this will affect your development please contact: Welsh Water Developer Services, PO Box 3146, Cardiff, CF30 0EH. Telephone No. 0800 9172652 or email: developer.services@dwrcymru.com.

IMPORTANT INFORMATION: TOWN AND COUNTRY PLANNING ACT 1990

The applicant's attention is drawn to the notes below.

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act 1990 (as amended).
- (2) You can also appeal to the Welsh Government against a decision to refuse permission or grant subject to conditions in respect of applications made for :- Listed Building or Conservation Area Consent; Consent under a Tree Preservation Order; Advertisement Consent.
- (3) You can also appeal If your application for a Certificate of Lawful Existing Use or Lawful Proposed Use is partly or wholly refused or is granted differently from what you asked for (under Section 195/196) of the Town and Country Planning Act 1990 (as amended).
- (4) If you are aggrieved of the LPAs decision, the following deadlines apply for appeals to be submitted to the Welsh Government (from the date of the Council's decision):-

(1) Planning Permission (with the exception of Minor Commercial and Householder applications – see below)	Within 6 Months
(2) Householder Appeal see endnote i	Within 12 weeks
(3) Minor Commercial Appeal see endnote i	Within 12 weeks
(4) Listed Building or Conservation Area Consent appeals	Within 6 months
(5) Tree Preservation Order (TPO) Consent	Within 28 days
(6) Advertisement Consent	Within 8 weeks
(7) Certificate of Lawfulness of Existing (Section 191) or Proposed (Section 192) Use or Development	Within 6 months
(8) Hazardous Substances Consent	Within 6 months
- (5) Appeals must be made on a form which is obtainable from the Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ – Tel 0303 444 5940, or online at www.planningportal.gov.uk/pcs .
- (6) The Welsh Government has power to allow a longer period for the giving of notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- (7) The Welsh Government is not required to entertain an appeal if it appears to them that permission for the proposed development could not have been granted having regard to the statutory requirements to the provisions of the development order, and to any directions given under the Order. They do not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by them.
- (8) If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Welsh Government, and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the County Borough Council, in which the land is situated, as the case may be, a **purchase notice** requiring that Council purchase his interest in the land in

accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Making an Appeal

- (9) Please note that for all applications received by the LPA after 5th May 2017, it is now a requirement that any appeal made to the Planning Inspectorate (other than Householder and Minor Commercial Appeals, and appeals against refusal to grant advertisement consent) must be accompanied by all the information and evidence you intend to rely upon (a **“full statement of case”**). You must also send a copy of the notice of appeal and full statement of case to the LPA.
- (10) In addition, for ‘planning appeals’ an amendment to an application following notice of appeal may only be made to correct an error.
- (11) Additional details and information on making an appeal to the Welsh Government is available from the Planning Inspectorate at the above address and website. The relevant documents are entitled “making your planning appeal” and “planning appeals Public Local Inquiries”.
- (12) Further correspondence regarding this application should bear the reference number quoted on the top of the decision notice.

THIS NOTICE RELATES ONLY TO A PLANNING DECISION AND DOES NOT RELATE TO OTHER LEGISLATION INCLUDING ANY LEGISLATION UNDER:

- BUILDING REGULATIONS – Please contact buildingcontrol@npt.gov.uk or 01639 686820 to discuss all aspects of the service that is offered by Building Control
- HIGHWAY LEGISLATION

IF PLANNING CONSENT HAS BEEN GRANTED IT IS ADVISABLE TO ESTABLISH WHETHER ANY OTHER FORM OF CONSENT IS REQUIRED AND TO OBTAIN SUCH CONSENT BEFORE COMMENCING DEVELOPMENT

ⁱ Please see the [Town and Country Planning \(Referred Applications and Appeals Procedure\) \(Wales\) Regulations 2017](#) for appeal procedures and for full definitions of:

- *“householder application”* (essentially an application for the enlargement, improvement or other alteration of a dwellinghouse, or development within the curtilage of such a dwellinghouse, or change of use to enlarge the curtilage of a dwelling house)
- *“householder appeal”* means an appeal in relation to a householder application, but excludes an appeal against conditions on the grant of planning permission; or an appeal which is accompanied by an enforcement or listed building consent appeal.
- *“minor commercial application”* (essentially relates to existing buildings of no more than 250 square metres gross external floor space at ground floor level, currently in use for any of the purposes set out in Schedule 1A to The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2015 which is an application for change of use from Class A1 to A2 or A3; or Class A2 to A3); or the carrying out of building or other operations to a shop front.
- *“minor commercial appeal”* means an appeal in relation to a minor commercial application but excludes an appeal against conditions on the grant of planning permission; or an appeal which is accompanied by an enforcement or listed building consent appeal.