



CYRCHFAN
WILDFOX
RESORTS

CWM AFAN
AFAN VALLEY

Resort Boundary Treatment

Condition 11
June 2023

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INTRODUCTION

- 1.1. This Resort Boundary Treatment Report (hereafter referred to as the RBT) has been prepared by Barton Willmore now Stantec on behalf of Wildfox Resort for the development of Afan Valley.

THE PURPOSE

- 1.2. This RBT report is written to support the resubmission of Condition 11 and sets out the approach to the revised resort boundary. This report should be read alongside drawing ref: 34999-IND-05 - Boundary Treatment Plan and ref: 34999-IND-06 - Boundary Treatment – Details.

GENERAL NOTES

- 1.3. Condition 11 of the Outline consent (Application reference: P2018/0493) states:
“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. 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 and thereafter retained as approved.”

DESIGN APPROACH

- 1.4. The resort boundary will be secured by two types of fence. Sections of security fence consisting of a minimum 2.1m high steel fence (pallisade and weld mesh) and a resort boundary fence consisting of a timber post and rail fence up 0.9m to 1.2m. These two fence types have been chosen to account for the level of security required, the restrictions associated with the terrain, information now available on the sensitive peat catchment area and the buildability / installation of the fence.
- 1.5. The pallisade fence is strong economical and aesthetically pleasing security profile, it has the capability to be raked more easily over uneven ground and offers greater tolerances during installation. The weld mesh fence is a strong, rigid perimeter fencing solution that is not only aesthetically pleasing but provides a barrier to secure the resort from potential trespassers and vandalism.
- 1.6. The open mesh aperture of the weld mesh fence and the design of the pallisade fence provides visibility to anyone trying to breach the perimeter whilst, ideal for use along CCTV camera systems and offering the opportunity to incorporate fence mounted perimeter intrusion detection systems if needed.
- 1.7. The security fences will be in a recessive dark green powder coated finish and contain regular small openings at the base for wildlife to freely pass through.
- 1.8. The morticed timber post and rail fence design creates a durable fence with a subtle appearance. It is to be used in areas where unauthorised access is less of a concern. The fence creates a clear demarcation in areas located on higher ground in more visually exposed areas which are harder to access.
- 1.9. Resort Boundary Proposals Dwg ref: 34999-IND-05 sets out in more detail the specification of the Resort Boundary fence, its proposed location, aesthetics and siting in relation to the PROW routes and permissive paths.

DOCUMENT CONTROL SHEET

Wildfox Resorts, Afan Valley:
Resort Boundary Treatment Report
Condition 11 and Landscape Reserved Matters

Project Ref:	34999/A5
Status:	Issue
Issue/ Rev:	-
Date:	8 th June 2023
Prepared by:	SC
Checked by:	JH
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