

**NEATH PORT TALBOT COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL CASTELL-NEDD PORT TALBOT**

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT
ASSESSMENT) (ENGLAND AND WALES) REGULATIONS 1999**

SCREENING OPINION – ENVIRONMENTAL STATEMENT REQUIRED

Name and address of the applicant

**Oliver Corbett
DPP Planning
DESG
11-13 Penhill Road
Cardiff
CF11 9PQ**

DATE REGISTERED: 5 December 2023

APPLICATION NO: P2023/0919

LOCATION: Rheola Estate, Lane From Glyn Neath Road To Rheola House,
Resolven, Neath, Neath Port Talbot, SA11 4DT

PROPOSAL: Request for a screening opinion under Regulation 6 of the
Town and Country Planning (Environmental Impact
Assessment) Regulations 2017 in regards to the
redevelopment of existing buildings and erection of new
buildings to accommodate leisure uses including up to 295
holiday accommodation units, retail premises and a leisure
complex together with associated access, footpaths, ecological
improvements and landscaping, boundary treatment, services,
parking and circulation and associated engineering operations.

THE NEATH PORT TALBOT COUNTY BOROUGH COUNCIL AS THE LOCAL PLANNING
AUTHORITY IN PURSUANCE OF ITS POWER UNDER THE ABOVE MENTIONED ACT
AND REGULATIONS HEREBY ADOPTS THE FOLLOWING SCREENING OPINION THAT
THE DEVELOPMENT IS AN E.I.A. DEVELOPMENT AND THAT THE APPLICATION
NEEDS TO BE ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT. THE
REASONS FOR THIS OPINION ARE SET IN THE ATTACHED REPORT.

Signed:



Ceri Morris – Head of Planning & Public Protection

Date: 22 December 2023