

DESIGN AND ACCESS STATEMENT

for the

construction of a new training pitch with an artificial
playing surface, including new floodlighting and fencing

at

Ynys Park, Cwmafan Road, Port Talbot

for

Trefelin Boys and Girls Club



YNYS PARK, CWMAFAN ROAD, PORT TALBOT

CONTENTS

1. INTRODUCTION
2. SUPPORTING DOCUMENTS
3. PLANNING CONTEXT
4. INVOLVEMENT AND CONSULTATION
5. MOVEMENT AND ACCESS
6. DESIGN AND CHARACTER
7. COMMUNITY SAFETY
8. ENVIRONMENTAL SUSTAINABILITY
9. SUMMARY AND CONCLUSION

1. INTRODUCTION

1.1 OVERVIEW

This document has been prepared on behalf of Trefelin Boys and Girls Club in support of a planning application for the formation a new training pitch (artificial playing surface) with security fencing and new lighting to cover the proposed new facility

This Planning, Design and Access Statement (PDAS) has been prepared to accompany the planning application.

Trefelin Boys and Girls Club is based within the existing Ynys Park development at Cwmafan Road, Port Talbot.

The site is located east of B4286 (Cwmavon Rd), Port Talbot and has direct access from the B4286, it is bounded to the northwest by the Nant Cwm-clais watercourse, the river Afan is adjacent, running along the Eastern Boundary.

The site is relatively flat, which has been confirmed by means of a topographical survey, undertaken by South Wales Sports Grounds. The parcel of land for the proposed development currently stands as an open area of ground within the boundaries of Ynys Park and is positioned adjacent to the rear of the current full-size football pitch and amenities.

2. SUPPORTING DOCUMENTS

The PDAS should be read in conjunction with the following documents which accompany the planning application:

- Planning Application Form with attachments
- Site Location Plan– attached to Planning Application Form
- Existing and Proposed Site Plan– attached to Planning Application Form
- SWSG Construction Environment Management Plan
- (document attached to Planning Application Form)
- Coal Mining Risk Assessment – order place awaiting details of final report.
- Lighting Plan – attached to Planning Application Form
- SAB Compliance Strategy Report - Approved
- Flood Risk Assessment - NRW confirmation received under review

3. PLANNING CONTEXT

The proposed work has given full consideration to the following policies:

POLICY GC I New Buildings/structures and changes of use

The design of the proposed facility takes account for all relevant considerations listed within Policy GC I

POLICY ENV I GENERAL CONTROL CRITERIA

POLICY ENV I 7 (Design)

The design of the proposed facility takes account for all relevant considerations listed within Policy ENV I 7

POLICY ENV29 (Environmental Quality and Amenity)

The proposed development will not result in any material adverse effect on the environmental quality or amenity in the surrounding area.

POLICY ENV26 (External Lighting)

The external lighting of the proposed development is designed to minimise light pollution and to minimize any harm to the surrounding environment, with restricted hours of use as noted in the planning application form

NPT UNITARY DEVELOPMENT PLAN

POLICY 1 Enhancement - protection of countryside and landscapes of Neath Port Talbot

The proposed development is an extension to the existing sports facility and will have a minimal impact on the surrounding area.

POLICY 2 Enhancement - protection of wildlife and habitats

The proposed development will have negligible impact on wildlife and their habitats.

POLICY 4 Pollution – risks to health and amenities

No health risks have been identified.

POLICY 10 Expansion - redevelopment of existing enterprises

The proposed development is consistent with the policy as it encourages the expansion of an existing enterprise, the new facility providing an important increase in income,
to support the club and its activities

POLICY 14 Traffic - transport

The proposed development is consistent with the policy 14 - it will not have any significant impact on the existing level of traffic in the vicinity.

4. INVOLVEMENT/CONSULTATION

We have not formally consulted with the neighbours with regards to the proposed plans but do not expect any objections as the proposal will only enhance the existing facility.

5. MOVEMENT AND ACCESS

Appropriate access and egress from the existing site for all vehicular users is well established. The proposed development will not have any great increase to the level of traffic in the vicinity.

6. DESIGN & CHARACTER

The existing site fencing is of contemporary design and is typical of security fencing currently used throughout the region.

There will be a minimal increase in noise emissions from the proposed increase in site activities, this will not result in any adverse impact on local residential areas.

7. COMMUNITY SAFETY AND SECURITY

The proposal can only have positive impact on the surrounding area with the increased in use of the site facilities.

8. ENVIRONMENTAL SUSTAINABILITY

The materials for the development are in keeping with similar developments, and have a minimal impact on the environment.

9. SUMMARY AND CONCLUSION

The proposal for a new floodlit 3G training pitch is intended to provide an all year round, amenity for sport and recreation.

It will allow for participation in football and other outdoor sports at a time of year that neither weather conditions nor daylight hours would normally allow.

The facility is largely intended to engage the 6 - 16 years age group, in positive worthwhile leisure pursuits.

There will be daytime use (without floodlighting) for the Key Stage 2 pupils in Cwmafan Primary School.

The project proposal will support local Health & Well Being and allow more people to take part more frequently in active sport, exercise, and physical activity.

This proposed project is suitable for approval, as the proposal complies with all relevant planning policies, both local and national, and will provide a new, accessible amenity to the area of Cwmafan, which will also have a long-term benefit for the community.

10. PHOTOGRAPHS

P1. YNYS PARK VIEW SHOWING THE LOCATION OF THE PROPOSED 3G PLAYING SURFACE (RED LINED)



P2. VIEW SOUTH SHOWING EXISTING GRASS TRAINING AREA - TO BE REPLACED WITH 3G PLAYING SURFACE

