

Parc Pelenna Environmental Statement

CHAPTER 1 – INTRODUCTION

AUGUST 2024

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Produced by The Urbanists Ltd. On Behalf of Trisvelhus UK Holdings Ltd.

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CHAPTER 1 - INTRODUCTION

1.1. Introduction

- 1.1.1. This chapter sets out the structure of this Environmental Statement Addendum.

1.2. Purpose of the Environmental Statement and Site Location

- 1.2.1. This Environmental Statement (ES) has been prepared to accompany an outline planning application for the construction of a new high-end tourism accommodation and leisure development.
- 1.2.2. The development is proposed to be constructed on land between the settlements of Tonna and Resolven. This ES sets out the findings of an Alternative Site Assessment, the Landscape and Visual Impact Assessment as well as the Ecological Impact Assessment, both with extended consideration of cumulative impacts, and the significance of any residual effects; these finding relating both to the site and the wider area of wider applicant ownership.
- 1.2.3. The site is approximately 22ha and the wider area approximately 24ha, and these areas mainly comprises commercial forestry, a former quarry, and grazing land, with occasional use for shooting parties. There is a mix of existing and previous-historic land cover and uses for the site, including existing residential and other build structures, commercial forestry land, hosting of above-ground electrical lines and below-ground high-pressure gas main, as well grassland pastures. More minor developed areas include hardstanding and amenity gardens, and a small area of cairns also exists on the site.
- 1.2.4. The site is located on the south-eastern aspect slopes of the Vale of Neath, with existing access via Fairyland Road to the south-east of the site, connecting more widely to the B4434, A465, and thereafter the M4 motorway. A more basic track exists to the north of the site through an area of woodland, connecting the southern upper-slopes to the lower northern area of the site, adjacent to the B4434. Public rights-of-way cross the site, and adjacent is also a bridleway and designated cycle route. The Tennant Canal is located nearby, and a cycle route is located along its canal path which provides connectivity to local settlements.
- 1.2.5. The Local Planning Authority, to which the application is submitted, is the Neath and Port talbot Council (address: Neath Port Talbot CBC, Civic Centre, Port Talbot, SA13 1PJ).

1.3. Applicant and Consultant Team

- 1.3.1. The planning applicant is Trivselhus UK Holdings Ltd. (address: York House, Sheet Street, Windsor, England, SL4 1DD).
- 1.3.2. The consultant team that has undertaken the Assessment and prepared this Environmental Statement Addendum is identified below:

Table 1.1 Consultant Team

Consultant	Responsibilities
The Urbanists	ES co-ordination; introductory chapters; Alternative Sites Assessment chapter; and, non-technical summary. Authors: Adam Thomas, Planner, BSc (Hons), MSc Liam Hopkins, Director, BA (Hons), MSc, MRTPI
EDP	Landscape and Visual Impact Assessment chapter. Author: Maria Duignan BSc (Hons), MSc, CMLI
Ramboll	Ecological Impact Assessment chapter. Author: Laura Sanderson CEng CEnv MCIEEM

1.4. Statement Structure

- 1.4.1. The ES covers the requirements of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 as referred to in Chapter 2, insofar as it relates to ES Addendums.
- 1.4.2. The structure of the ES follows that which is considered necessary to address the scoping opinion provided by the Local Planning, with a regard also for the subsequent amendment of the application boundaries; changing the likelihood and significance of some potential impacts. Where those changes have lessened the risk, these are identified, in brief, as part of latter considerations.

Table 1.2 Environmental Statement Structure

Chapter Number	Subject
Chapter 1	Introduction
Chapter 2	Legislative Context and EIA Process
Chapter 3	Site and Surroundings Description
Chapter 4	Development Description
Chapter 5	Alternative Sites Assessment
Chapter 6	Landscape and Visual Impact Assessment
Chapter 7	Ecological Impact Assessment

- 1.4.3. Each impact assessment follows best practice guidance and is structured to include:
- 1.4.4. Introduction: Identifies the environmental topic being assessed in the chapter; the spatial or other scope assessed; the author of the chapter; and, makes reference to technical appendices (if used). Where figures are used, they are provided at the end of each chapter.
- 1.4.5. Context: Identifies the general legislative and policy context, where appropriate national and Local planning policy is identified.
- 1.4.6. Methodology: Identifies the methods used in undertaking the technical study with reference to published standards, guidelines, best practice and relevant significance criteria. Details of consultation with statutory consultation are also provided.
- 1.4.7. Baseline Conditions: Identifies the prevailing environmental conditions against which the potential environmental impacts of the proposals are assessed.
- 1.4.8. Impacts: Identifies the likely significant impacts resulting from the scheme as it is proposed in the applications and considers impacts during construction and once the development is completed.
- 1.4.9. Mitigation: Identifies the mitigation required to address the impact identified. Mitigation consists of design measures to remove or reduce an impact and management measures during the construction and operation phases.

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- 1.4.10. Residual Impacts: Identifies the residual impacts following the implementation of the recommended mitigation.
- 1.4.11. Cumulative Impacts: Identifies the combined impact of the residual impacts and the environmental impact of adjacent existing and permitted development.
- 1.4.12. Summary: Provides a short summary of the impact assessment.
- 1.4.13. Volumes Two and Three: Volume Two of the ES provides all of the figures and appendices that are referenced in each of the assessments. Volume Three is a Non-Technical Summary of the ES.