

Application for Outline Planning Permission with all matters reserved

Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number Suffix

Property Name

Parc Pelenna

Address Line 1

Fairyland Road

Address Line 2

Tonna

Town/city

Neath

Postcode

SA11 3QE

Description of site location (must be completed if postcode is not known)

Easting (x)

280070

Northing (y)

199474

Description

Parc Pelenna, on land between the settlements of Tonna and Resolven.

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

Adam

Surname

Thomas

Company Name

The Urbanists

Address

Address line 1

The Urbanists

Address line 2

Westgate House

Address line 3

11 Womanby Street

Town/City

Cardiff

Country

Postcode

CF10 1BR

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Site Area

What is the site area?

22.12

Scale

Hectares

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

☐ Yes

☒ No

Description of the Proposal

Description

Please describe the proposed development

Proposed 120 lodge holiday resort, associated leisure building, facilities, and infrastructure.

Has the work already been started without planning permission?

☐ Yes

☒ No

Existing Use

Please describe the current use of the site

The site is currently used as a residential property and the surrounding grounds / wider areas for commercial forestry, grazing, and occasional use for shooting parties.

The previous uses of the site and wider area have included extensive mining activities, comprising both above ground quarrying more recently and more historic coal mining below ground.

Is the site currently vacant?

☐ Yes

☒ No

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

☒ Yes

☐ No

A proposed use that would be particularly vulnerable to the presence of contamination

☒ Yes

☐ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

☒ Yes

☐ No

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land

Area of previously developed land proposed for new development

11.52

hectares

10.60

hectares

Assessment of Flood Risk

Is the site within an area at risk of flooding?

- ☐ Yes
☒ No

[Refer to the Welsh Government's Development Advice Maps website.](#)

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☒ Yes
☐ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' [Statutory SuDS Standards](#). SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- ☒ Sustainable drainage system
☐ Existing water course
☐ Soakaway
☐ Main sewer
☐ Pond/lake

Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- ☒ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☐ No

b) Designated sites, important habitats or other biodiversity features

- ☒ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☐ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

☒ Yes

☐ No

If you answered "yes" to the question above, please specify the existing and proposed number of market and affordable dwellings on the attached plans.

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☒ Yes

☐ No

If you have answered Yes to the question above please add details in the following table:

Use Class: D2 - Assembly and leisure
Existing gross internal floorspace (square metres) (a): 0
Gross internal floorspace to be lost by change of use or demolition (square metres) (b): 0
Total gross internal floorspace proposed (including change of use) (square metres) (c): 920
Net additional gross internal floorspace following development (square metres) (d = c - b): 920

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross internal floorspace proposed (including change of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - b)
	0	0	920	920

Loss or gain of rooms

Employment

Will the proposed development require the employment of any staff?

☒ Yes

☐ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

Part-time

Total full-time equivalent

58.24

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☐ Yes
☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☒ Yes
☐ No

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

The development would operate as a premium leisure and holiday destination. This would include a communal hub building where a swimming pool and restaurant would be located. The building would have a standard ventilation system associated with such facilities. This detail will be defined as the scheme progresses but would be suitably distanced from the nearest sensitive receptors, existing or proposed.

Potential for a proposed Sewerage Treatment Plant may be needed, which would be expected to fully treat any foul from the site, before discharging treated water to existing watercourses.

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

☐ Yes

☒ No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☒ Yes

☐ No

If Yes, please provide details

As part of the statutory Pre Application Consultation process

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent

☐ The applicant

☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Q2023/0104

04/07/2023

Details of the pre-application advice received

Local context and constraints; relevant planning history; assessment of principle of development and analysis against the following environmental matters landscape and visual impact; highways impact and parking; ecological impact; flooding and drainage; and minerals safeguarding,

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

- ☐ Yes
- ☒ No

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- ☐ Yes
- ☒ No

If No, can you give appropriate notice to ALL the other owners?

- ☒ Yes
- ☐ No

Certificate of Ownership - Certificate B

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which this application relates.

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Estates Farm

Number:

Suffix:

Address line 1:

Fairyland Road

Address Line 2:

Town/City:

Vale of Neath

Postcode:

SA11 3QE

Date notice served (DD/MM/YYYY):

22/07/2024

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

1 Tan-Y-Graig Farm

Number:

Suffix:

Address line 1:

New Road

Address Line 2:

Clyne

Town/City:

Neath

Postcode:

SA11 4ET

Date notice served (DD/MM/YYYY):

25/03/2026

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Unit D

Number:

Suffix:

Address line 1:

Watersedge Building Consultants Ltd

Address Line 2:

Pigeon House Lane

Town/City:

Swindon

Postcode:

SN3 4QH

Date notice served (DD/MM/YYYY):

25/03/2026

Person Family Name:

Person Role

☐ The Applicant

☒ The Agent

Title

Mr

First Name

Liam

Surname

Hopkins

Declaration Date

25/03/2026

☒ Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

☐ (A) None of the land to which the application relates is, or is part of an agricultural holding

☒ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Agricultural Tenant

Name of Agricultural Tenant:

***** REDACTED *****

House name:

Estates Farm

Number:

Suffix:

Address line 1:

Fairyland Road

Address Line 2:

Town/City:

Vale of Neath

Postcode:

SA11 3QE

Date notice served (DD/MM/YYYY):

22/07/2024

Person Family Name:

Person Role

☐ The Applicant

☒ The Agent

Title

Mr

First Name

Adam

Surname

Thomas

Declaration Date

23/08/2024

☒ Declaration made

Declaration

I/We hereby apply for Outline planning permission: All matters reserved as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Liam Hopkins

Date

26/03/2026

Amendments Summary

Addition of landowner notices served