



Your Ref:

Our Ref: 332310590/TAU/SH/JOR/ASm

20 September 2022

Helen Bowen
Neath Port Talbot County Borough Council
Development Control Section
The Quays, Brunel Way
Neath
SA11 2 HZ

Dear Helen,

**RE: PERMISSION LPA REF. P2018/0493
WILDFOX AFAN VALLEY– LAND AT PEN Y BRYN, CROESERW, CYMMER, PORT TALBOT
Planning Portal Ref: PP-11481353**

We write on behalf of our client, Wildfox Resorts-Afan Valley, to inform you that we have submitted a discharge of condition application via the portal today in respect of the above-mentioned site. A separate planning application for the approval of reserved matters pursuant to outline planning permission ref: P2018/0493 (PP Ref: PP-11481460) has been submitted under separate cover. The conditions listed below will run concurrent to the reserved matters application.

Scope of Submission

Cond. 7 – Phasing Plan

Notwithstanding the submitted Phasing Plan (Drawing No 17023(SK)02 prior to submission, or as part of the first reserved matters application the applicant shall submit to the Local Planning Authority a plan sub-dividing the overall site area into phased development areas together with strategic infrastructure phases, to substantially accord with the concept masterplan hereby approved, and the parameters of development submitted to and approved as part of this application. This phasing shall include details of timing of delivery of the development and a breakdown of the floor space of development by land use together with details of the supporting information which is to be submitted for each phase under the relevant conditions of this consent. The development shall be carried out in accordance with these approved details.

Reason: *To allow the sub division of the overall site into coherent areas of land and the submission of reserved matters pursuant to each development area and to ensure the development complies with Policy BE1 of the Neath Port Talbot Local Development Plan.*

The following documentation is submitted in response to Condition 7 requirements:

Documents:

- Wildfox Resorts-Afan Valley-Condition 7- Phasing Report
- Wildfox Resorts-Afan Valley-Condition 7-Phasing Floorspace Appendices FINAL Part 1 of 2
- Wildfox Resorts-Afan Valley-Condition 7-Phasing Floorspace Appendices FINAL Part 2 of 2

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Drawings:

- Wildfox Resorts-Afan Valley-Condition 7 Appendix A- 170239 (SK) 01 Rev P - Concept Masterplan
- Wildfox Resorts-Afan Valley-Condition 7 Appendix C 2332310590-201-SK22-P03-CONSTRUCTION SEQUENCING PLAN-STANTEC

Cond. 11 – Boundary Treatments

Prior to the commencement of work on any build 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 thereafter retained as approved.

Reason: *In the interests of health and safety and visual amenity of the area and to ensure the development complies with Policy BE1 of the Neath Port Talbot Local Development Plan.*

The following documentation is submitted in response to Condition 11 requirements:

Documents:

- Wildfox - Afan Valley - Condition 11 and Landscape RMA_Resort Boundary Proposals Report_33988_A5_SC_BWnS

Drawings:

- Wildfox - Afan Valley - Condition 11 and Landscape RMA_Resort Boundary Proposals _33988 RG L-06B_BWnS

Cond. 23 – Detailed Landscaping Plan (linked to Reserved Matters / SELMP)

No development shall take place in any phase or sub-phase of development (as identified in condition 7) (including ground works, vegetation clearance) until a detailed landscaping plan for the phase which accords with the strategic landscaping plan approved under Condition 21 has been submitted to and approved in writing by the Local Planning Authority. The plans shall include the following:

- a) *Indications of all existing trees and hedgerows on the land, and details of any to be retained, taking into account potential growth, together with measures for their protection in the course of the construction.*
- b) *Evergreen mitigation planting on the ridge top and southern fringes of the proposed development;*
- c) *Incorporate the landscape features shown on Parameters Plan 17023(90) 210 Revision Nand Golby and Luck Figure 11.32 Revision A;*
- d) *50% of the existing woodland set out in the Parameters Plan 17023(90) 210 Revision M and Golby and Luck Figure 11.32 Revision A shall be protected and retained in line with BS5837:2012*
- e) *Plans showing the planting layout of proposed structural planting, trees, shrub, grass/wildflowers and natural regeneration areas;*

- f) *The schedule of proposed planting indicating species, size at the time of planting, root type, numbers and densities of plants;*
- g) *A specification of ground preparation, landscape operations, topsoil and subsoil standards and management, supply of plants and planting nursery stock standards, plant protection, staking mulch, grass and wildflower mixes, watering, replacements; and*
- h) *Tree planting pit details in hard and soft areas.*

The approved scheme shall be carried out in the first planting season after completion of the phase of construction or its occupation, whichever is the sooner and any trees or plants which within a period of five years are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and the same species, unless the local planning authority gives written consent to any variation.

Reason: *In the interest of biodiversity, visual amenity and long term management and maintenance of all landscaped areas and to ensure the development complies with Policy BE1 and EN7 of the Neath Port Talbot Local Development Plan.*

The following documentation is submitted in response to Condition 23 requirements:

Documents:

- Wildfox - Afan Valley – Condition 11 and Landscape RMA_Resort Boundary Proposals Report_33988_A5_SC_BWnS
- Wildfox - Afan Valley – Condition 21 and Landscape Planting Strategy Report_Rev C_33988_A5_SC_BWnS
- Wildfox - Afan Valley – Condition 23 and Detailed Landscape Proposals Report_33988_A5_JH_BWnS
- Wildfox - Afan Valley –Landscape RMA_Landscape Strategy Rev C_1 of 3_33988_A5_ BWnS
- Wildfox - Afan Valley –Landscape RMA_Landscape Strategy Rev C_2 of 3_33988_A5_ BWnS
- Wildfox - Afan Valley –Landscape RMA_Landscape Strategy Rev C_3 of 3_33988_A5_ BWnS

Drawings:

- Wildfox - Afan Valley - Condition 21 and Landscape RMA_Landscape Planting Strategy Plan_33988 RG-L-09B_BWnS
- Wildfox - Afan Valley - Landscape RMA_ Illustrative Landscape Masterplan _Rev 33988-RG-L-07 rev C_BWnS
- Wildfox - Afan Valley - Landscape RMA_ Landscape Sections AA to BB -33988 RG-L-4-01B_BWnS
- Wildfox - Afan Valley - Landscape RMA_ Landscape Sections CC to DD -33988 RG-L-4-02B_BWnS
- Wildfox - Afan Valley - Landscape RMA_ Material Selections Sheet -33988 RG-L-05B_BWnS
- Wildfox - Afan Valley - Landscape RMA_ Resort Boundary Proposals -33988 RG-L-06B_BWnS
- Wildfox - Afan Valley - Landscape RMA GA - Schedules 33988-RG-L-03-09B_BWnS
- Wildfox - Afan Valley - Landscape RMA GA - Specification Sheet 33988-RG-L-03-08B_BWnS
- Wildfox - Afan Valley - Landscape RMA GA - Typical Details 33988-RG-L-03-10B_BWnS
- Wildfox - Afan Valley - Landscape RMA GA Accommodation Zone 1A Lodges East - 33988-RG-L-03-03B_BWnS
- Wildfox - Afan Valley - Landscape RMA GA Accommodation Zone 2 Lodges West - 33988-RG-L-03-05B_BWnS
- Wildfox - Afan Valley - Landscape RMA GA Alpine Summit - 33988-RG-L-03-07B_BWnS
- Wildfox - Afan Valley - Landscape RMA GA Central Plaza Sheet 1 -33988-RG-L-03-01B_BWnS
- Wildfox - Afan Valley - Landscape RMA GA Central Plaza Sheet 1 -33988-RG-L-03-02B_BWnS
- Wildfox - Afan Valley - Landscape RMA GA Forest Hub Reload Point - 33988-RG-L-03-04B_BWnS
- Wildfox - Afan Valley - Landscape RMA GA Wildfox Mountain - 33988-RG-L-03-06B_BWnS

Cond. 29 – Contamination Assessment Scheme

As part of or before the first reserved matters consent relating to each phase of development as identified in condition 7 a scheme to assess the nature and extent of any contamination on the site, and confirmation of whether or not it originates on the site shall be submitted to and agreed in writing with the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons in accordance with the following document:- Land Contamination: A Guide for Developers (WLGA, WAG & EAW, July 2006) and shall be submitted as a written report which shall include:

- a) *A desk top study to identify all previous uses at the site and potential contaminants associated with those uses and the impacts from those contaminants on land and controlled waters. The desk study shall establish a 'conceptual site model' (CSM) identifying all plausible pollutant linkages to be assessed.*
- b) *a survey of the extent, scale and nature of contamination;*
- c) *an assessment of the potential risks to:*
 - o *human health,*
 - o *ground waters and surface waters*
 - o *adjoining land,*
 - o *property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,*
 - o *ecological systems,*
 - o *archaeological sites and ancient monuments;*
- d) *an appraisal of remedial options, and proposal of the preferred remedial option(s).*

Reason: *To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment.*

The following documentation is submitted in response to Condition 29 requirements:

Documents:

- *Geo-environmental Assessment Report-final 2.9.22 (including Appendices A-N)*
- *ESP Geomorph-Assessment (including Appendices A-J and Figures 1-10)*

Cond. 42 – Revised Road Scheme

Notwithstanding Drawing 16170 TOPO 10710a and Drawing 16179 Fig 1.1 of the addendum (Chapter 14 - Transport) and prior to any works commencing on constructing the main visitor access, a revised road scheme (at a scale of 1:500) detailing: -

- a) *The proposed Junction and Right Hand Turn Lane shall be designed in accordance with Design Manual for Roads and Bridges TD50/04 and TD42/95 with all lane widths being annotated (minimum standards will only be considered as the exception) all dimensions shall be annotated on the submitted drawings.*
- b) *A TRO scheme to reduce the speed limit to 30mph, to include signage and exact locations on A4107 -Brytwn Road together with lining and associated antiskid surfacing of the proposed junction.*

- c) Cross sections every 10 metres to include all works involved in forming the proposed junction onto and along the A4107.
- d) All structural calculations to the relevant Eurocode for any supporting structures associated with the traffic controlled junction including an Appraisal in Principle document in accordance with Design Manual for Roads and Bridges BD2/12.
- e) A minimum width for the first 25.0 metres of 5.5 metres at a maximum gradient of 1in20 and thereafter a minimum width of 4.8 metres to include swept path analysis for emergency vehicles.
- f) Surface water drainage proposals including gully and manhole positions, pipe sizes and gradients, street lighting proposals and relocation of any statutory undertaker equipment shall also be included.

The details shall be submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be constructed and completed prior to the first beneficial use of any building.

Reason: *In the interest of highway safety and to ensure the development complies with Policy TR2 of the Neath Port Talbot Local Plan.*

The following documentation is submitted in response to Condition 42 requirements:

Documents:

- Cond. 42-Road scheme for Main Visitor Access

Drawings:

- Cond. 42 A4107 Brytwn Rd-SL01 Wildfox Project Revised Speed Limit
- Cond. 42 AV-STN-HAC-WA-DR-CH-0101-P02-GENERAL ARRANGEMENT
- Cond. 42 AV-STN-HAC-WA-DR-CH-0121-P02-SWEPT PATH ANALYSIS
- Cond. 42 AV-STN-HAC-WA-DR-CH-0151-P02 CONTOUR STRING LABEL PLAN
- Cond. 42 AV-STN-HAC-WA-DR-CH-0161-P02 LONG SECTIONS
- Cond. 42 AV-STN-HAC-WA-DR-CH-0171- P02-CROSS SECTIONS
- Cond. 42 AV-STN-HAC-WA-DR-CH-0172-P01-CROSS SECTIONS
- Cond. 42 AV-STN-HAC-WA-DR-CH-0173-P01-CROSS SECTIONS
- Cond. 42 AV-STN-HAC-WA-DR-CD-0501-P01-DRAINAGE LAYOUT
- Cond. 42 AV-STN-HAC-WA-DR-CH-1101-P02-PROPOSED KERBING
- Cond. 42 AV-STN-HAC-WA-DR-CH-0701-P02-PAVEMENT CONSTRUCTION
- Cond. 42 AV-STN-HAC-WA-DR-CH-1202-P01-PROPOSED SIGNAGE
- Cond. 42 AV-STN-HAC-WA-DR-CH-1201-P02-PROPOSED SIGNAGE
- Cond. 42 AV-STN-HAC-WA-DR-CH-1202-P02-PROPOSED TRAFFIC SIGNALS
- Cond. 42 AV-STN-HAC-WA-DR-CH-0111-P01-MIN SSD ON APPROACHES

Cond. 44 – Revised Road Scheme TRO

Notwithstanding Drg 16179.Topo.107.14 and prior to any works commencing on the construction of the main staff/delivery access, a revised scheme (at a scale of 1:500) in accordance with TD42/95, which shall also include the recommendations contained within the stage 1 road safety audit and TRO's to reduce the speed limit to 30 mph shall be submitted to and approved in writing by the local planning authority. This scheme shall also include all signage and exact locations together with lining. This scheme as approved shall be implemented prior to the commencement of any phase of development identified under Condition 7.

Reason: *In the interest of highway safety and to ensure the development complies with Policy TR2 of the Neath Port Talbot Local Development Plan.*

The following documentation is submitted in response to Condition 44 requirements:

Documents:

- Cond. 44-Road Scheme for Staff Delivery Access
- Cond. 44 Road Safety Audit Response Decision Log-Afan Access Junctions

Drawings:

- A4063 Pen Y Bryn-Wildfox Project Revised Speed Limit
- AV-STN-HAC-EA-DR-CH-0101-P02-GENERAL ARRANGEMENT
- AV-STN-HAC-EA-DR-CH-0121-P02-SWEPT PATH ANALYSIS
- AV-STN-HAC-EA-DR-CH-0122-P01-SWEPT PATH ANALYSIS
- AV-STN-HAC-EA-DR-CH-0151-P02-CONTOUR STRING LABEL PLAN
- AV-STN-HDG-EA-DR-CH-0501-P01-DRAINAGE LAYOUT
- AV-STN-HFK-EA-DR-CH-1101-P02-PROPOSED KERBING
- AV-STN-HPV-EA-DR-CH-0701-P02-PAVEMENT CONSTRUCTION
- AV-STN-HSN-EA-DR-CH-1201-P02-PROPOSED SIGNING
- AV-STN-HSN-EA-DR-CH-1202-P01-PROPOSED SIGNING

Cond. 57 – Watercourse Buffer Zones

No development shall commence on each phase of development approved under condition 7 (other than any temporary access track that may be agreed under condition 8) until such time as a scheme detailing the incorporation of buffer zones from all watercourses within which development will not take place (which shall as far as practicable measure 7m either side, from the top of the bank) has been submitted to and approved in writing by the local planning authority. The zones shall be permanently fenced-off prior to any site clearance or development taking place, and maintained as a development free buffer thereafter.

Reason: *In the interests of biodiversity, and to maintain the riparian habitat and corridor in accordance with Policy EN7 of the adopted Neath Port Talbot Local Plan.*

The following documentation is submitted in response to Condition 57 requirements:

Documents:

- AV-STN-DG-XX-RP-D-0002 - Condition 57 – Watercourse Buffer Zones

Drawings:

- AV-STN-DG-XX-DR-D-0007-P01 Condition 57 Watercourse Buffer Zone plan

Serving Notice

A Certificate D has been completed as the applicant does not own a small parcel of land adjacent to the access. The land is not registered and despite best efforts, the landowner has not been identified a Notice to the Unknown Owners (Notice 2) was published in the South Wales Evening Post on 14 September 2022.

Fees

The requisite fee of £115.00 has been made to NPT Council via a telephone payment.

Summary

We trust the above information and supporting documents enclosed with this letter are sufficient to satisfy the outstanding requirements of the above-mentioned conditions. However, should you have any queries, please do not hesitate to contact me

Yours sincerely



Sam Harper
Senior Associate
on behalf of Stantec UK Ltd