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AFAN VALLEY

**Condition 34**  
**Car Park Phasing**

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# Condition 34 - Car Park Phasing

Document Control:

**Project Name:** Afan Valley, Condition 34 - Car Park Phasing

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**Report Title:** Condition 34 - Car Park Phasing

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|                     | Name            | Position | Signature | Date       |
|---------------------|-----------------|----------|-----------|------------|
| <b>Prepared by:</b> | Scott Witchalls | Director |           | 16/08/2022 |
| <b>Reviewed by:</b> |                 |          |           |            |
| <b>Approved by:</b> |                 |          |           |            |

# 1.0 INTRODUCTION

## REQUIREMENTS OF CONDITION 34

Condition 34 states that :

*'In support of the submission of the first of the reserved matters for each phase of development identified in Condition 7, a scheme detailing the phasing approach for the development reflecting the car parking requirements on site for that phase shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on that phase. The scheme as submitted shall identify all permanent and temporary parking requirements within that phase and shall ensure a maximum of 650 visitor spaces and 250 staff spaces within the site as a whole, with each phase having a pro rata provision of parking.'*

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

- 1.1 The basis of this condition was that the development could have been delivered in a series of phases, and that for each phase of opening, a suitable and appropriate level of car parking would be provided in accordance with Policy TR2.
- 1.2 However, it is now proposed that the development will effectively be delivered in a single phase ie the Wildfox Resort will not open up to the public until all guest areas (lodges, hotel and recreational facilities), and access provisions are in place.
- 1.3 For this reason, the full provision of car parking permitted will need to be provided on day 1.
- 1.4 The only temporary parking requirement will be as a result of construction and operational activities in the lead up to opening - these won't be publicly accessible and will have been picked up as part of future Contractors Construction Method Statements.
- 1.5 Permanent parking will be provided in accordance with the outline consent (650 visitor spaces, 250 staff spaces)

## 2.0 PROPOSED CAR PARKING

- 2.1 The location of the proposed car parking is illustrated in the Concept Masterplan extract (Figure 1) below.

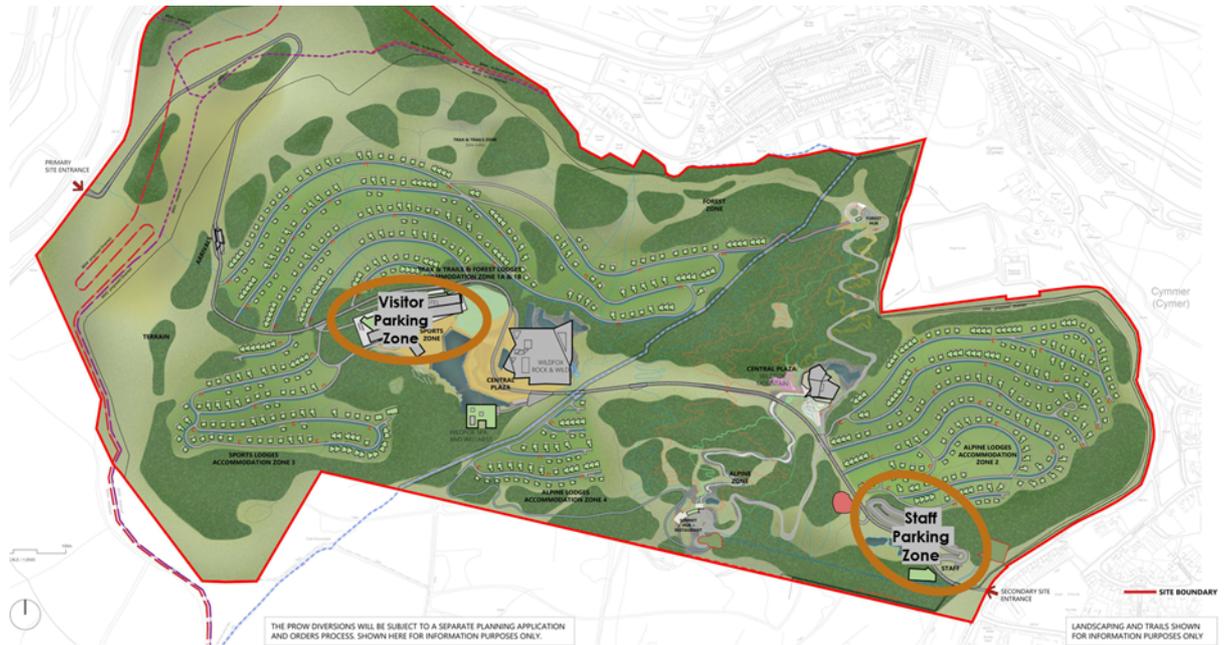


Figure 1 - Concept Masterplan Extract (for information purposes only)

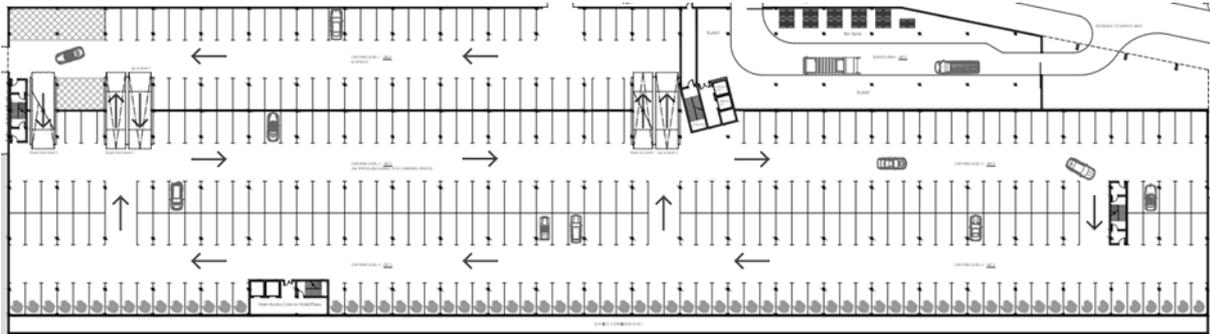
### VISITORS

- 2.2 The core visitor parking of 650 spaces will be provided in a decked parking structure beneath the hotel building, labelled 'Visitor Parking Zone' in Figure 1.
- 2.3 The site will be managed in such a way that visitors will be allocated a parking space number at the 'arrivals' check-in area and, for lodges, will drop off their luggage at the lodge, then return their car to this core visitor parking zone.
- 2.4 Hotel guests will use the same undercroft parking area on an allocated space basis. Appendix A shows the proposed layout of the 650 visitor parking spaces at the hotel site.

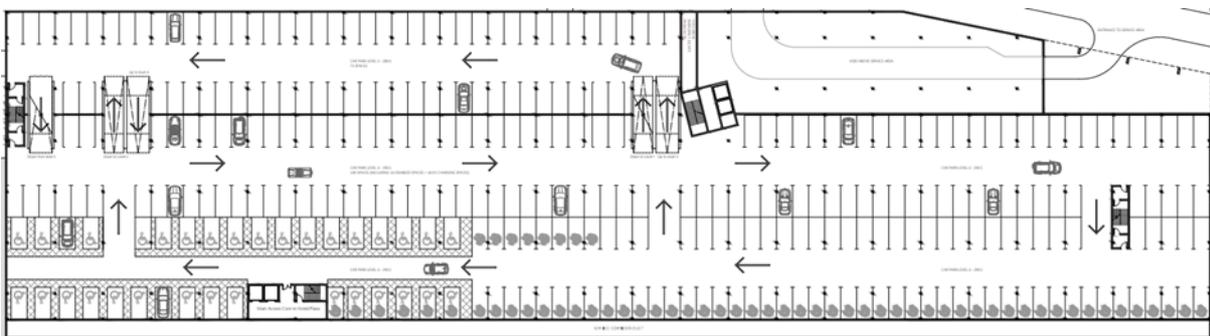
### STAFF

- 2.5 Staff parking for 250 spaces is as shown on the concept masterplan extract at the eastern end of site, labelled 'Staff Parking Zone' in Figure 1, and is accessed from the upgraded A4063 'SECONDARY SITE ENTRANCE' junction.
- 2.6 Appendix B shows the proposed layout of the 250 staff parking spaces at the eastern end of the site.

# APPENDIX A VISITOR CAR PARKING LAYOUT (FOR INFORMATION PURPOSES ONLY)



Visitor Car Park Levels 1 - 2 (for information purposes only)



Visitor Car Park Levels 3 - 4 (for information purposes only)

## APPENDIX B - STAFF CAR PARKING LAYOUT (FOR INFORMATION PURPOSES ONLY)



Staff Car Park - 250 Spaces (for information purposes only)



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