



City and County of
Swansea
Dinas a Sir
Abertawe

City & County of Swansea Council,
Regeneration & Housing Department,
Economic Regeneration & Planning,
Civic Centre, Oystermouth Road, Swansea,
SA1 3SN
Tel: 01792 635701 Fax: 01892 635719
Email: planning@swansea.gov.uk
Website: www.swansea.gov.uk

Cyngor Dinas a Sir Abertawe
Adran Adfywio a Thai
Adfywio Economaidd a Chynllunio
Canolfan Ddinesig, Heol Ystumllwynarth,
Abertawe, SA1 3SN
Ffon: 01795 635701 Fax: 01792 635719
E-bost: planning@swansea.gov.uk
Gwefan: www.swansea.gov.uk

Application for Planning Permission. 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.

1. Site Details

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Cefn Hengoed Leisure Centre"/>
Address line 1	<input type="text" value="Caldicot Road"/>
Address line 2	<input type="text" value="Bonymaen"/>
Town/city	<input type="text" value="Swansea"/>
Postcode	<input type="text" value="SA1 7HX"/>

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

Easting (x)	<input type="text" value="268275"/>
Northing (y)	<input type="text" value="195752"/>

Description

2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text"/>
Surname	<input type="text" value="Rewbridge"/>
Company name	<input type="text" value="Swansea Council"/>
Address line 1	<input type="text" value="Civic Centre, Oystermouth Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Swansea."/>
Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="SA1 3SN"/>

2. Applicant Details

Primary number

01792635421

Secondary number

Email address

jamie.rewbridge@swansea.gov.uk

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

3. Agent Details

Title

Mr

First name

ian

Surname

Connew

Company name

Arkon Associates Ltd

Address line 1

The Old Bank

Address line 2

162 High Street

Address line 3

great brickhill

Town/city

Stevenage

Country

United Kingdom

Postcode

SG1 3LL

Primary number

01438359816

Secondary number

07887990606

Email

i.connew@arkonassociates.co.uk

4. Site Area

What is the site area?

2.37

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

5. Description of the Proposal

Please describe the proposed development including any change of use

Develop the sports and community facilities at the site to benefit the school population and local community
The proposals include the following key elements:
- A new indoor pitch which would measure some 11m in height, 61m in length and 41m in width and would occupy an area of approximately 2,397m2;
- Minor extensions are proposed to the existing leisure centre buildings together with an internal reconfiguration to allow for the provision of improved gym and changing facilities, a community room, reception and café area (combined total 543 m2);
- Repurposed existing fitness studio to enable beneficial use by the school;
- refurbishment of existing tennis courts to bring them back into use with associated fencing and lighting; and
-Interconnecting pedestrian routes between the school and leisure areas and existing external connections surrounding the site.
- A new car park will be constructed with a new access off Cefn Hengoed Road to accommodate some 69 designated spaces, including four dedicated disabled spaces and the potential for three electric vehicle charging enabled spaces,

Has the work or change of use already started?

☐ Yes

☒ No

6. Existing Use

Please describe the current use of the site

The site is currently a school with associated leisure facilities which are available for community use.

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

Type	Area of land (ha) proposed for new development
Previously developed land	2.37

7. Materials

Does the proposed development require any materials to be used in the build? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	EXISTING GYM FACING BRICKWORK
Description of proposed materials and finishes:	EXISTING GYM GREY INSULATED METAL OVER-CLADDING DARK GREY INSULATED TRAPEZOIDAL METAL CLADDING OVER-CLADDING - FEATURE BAND FACING BRICKWORK TO MATCH ADJ. SPORTS HALL NEW SPORTS BARN WHITE PVC FABRIC MEMBRANE TO SPECIALIST DESIGN - HIGH LEVEL BLUE PVC FABRIC MEMBRANE TO SPECIALIST DESIGN - LOW LEVEL GREY PROFILE METAL CLADDING PANELS - PLINTH LEISURE BUILDING EXTENSION BLUE INSULATED METAL CLADDING WALL, COLOUR TO MATCH SCHOOL CLADDING DARK GREY INSULATED TRAPAZOIDAL CLADDING - FEATURE BAND FACING BRICKWORK TO MATCH ADJ. SPORTS HALL

Roof	
Description of existing materials and finishes (optional):	EXISTING GYM FELT ROOF

7. Materials

Description of proposed materials and finishes:	EXISTING GYM SINGLE PLY MEMBRANE NEW SPORTS BARN WHITE PVC FABRIC MEMBRANE TO SPECIALIST DESIGN LEISURE BUILDING EXTENSION SINGLE PLY MEMBRANE
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Windows	
Description of existing materials and finishes (optional):	EXISTING GYM SINGLE GLAZED PAINTED METAL FRAMES
Description of proposed materials and finishes:	EXISTING GYM DARK GREY DOUBLE GLAZED PPC METAL FRAME WINDOWS NEW SPORTS BARN DARK GREY DOUBLE GLAZED PPC METAL FRAME WINDOWS LEISURE BUILDING EXTENSION DARK GREY DOUBLE GLAZED PPC METAL FRAME WINDOWS

Doors	
Description of existing materials and finishes (optional):	EXISTING GYM PAINTED TIMBER DOORS
Description of proposed materials and finishes:	EXISTING GYM PPC METAL DOORS AND FRAMES NEW SPORTS BARN PPC METAL DOORS AND FRAMES VEHICULAR ACCESS DOOR - PPC ROLLER SHUTTER LEISURE BUILDING EXTENSION DARK GREY DOUBLE GLAZED PPC METAL FRAMED ESCAPE DOOR MAIN ENTRANCE- DARK GREY POWDER COATED ALUMINIUM AUTOMATIC SLIDING DOORS WITH CLEAR GLAZING

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

010 LOCATION PLAN 015 PROPOSED SITE PLAN OVERVIEW 016 PROPOSED SITE PLAN 1 017 PROPOSED SITE PLAN 2 018 PROPOSED SITE PLAN 3 018 PROPOSED SITE PLAN 4 025 PROPOSED SITE TOPOGRAPHY 1 026 PROPOSED SITE TOPOGRAPHY 2 027 PROPOSED SITE TOPOGRAPHY 3 100 PROPOSED LEISURE CENTRE - GA PLAN 105 PROPOSED LEISURE CENTRE - SETTING OUT PLAN 110 EXISTING BUILDING - GA PLAN 111 EXISTING BUILDING - DEMOLITION PLAN 150 PROPOSED INDOOR SPORTS PITCH - GA PLAN 160 TENNIS COURT REFUBISHMENT 200 PROPOSED LEISURE CENTRE - ELEVATIONS 210 EXISTING BUILDING - ELEVATIONS 250 PROPOSED INDOOR SPORTS PITCH - ELEVATIONS 350 PROPOSED INDOOR SPORTS PITCH - GA SECTION ZZ 375 PROPOSED SITE SECTIONS 1:200 700 PROPOSED VISUALS A1 750 EXISTING SITE PHOTOS 1 751 EXISTING SITE PHOTOS 2 752 EXISTING SITE PHOTOS 3 900 DESIGN & ACCESS STATEMENT

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway? ☒ Yes ☐ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

9. Vehicle Parking

Is vehicle parking relevant to this proposal? ☒ Yes ☐ No

Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.

10. Trees and Hedges

Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

11. 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.

If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment. Refer to Section 6 and 7 and Appendix 1 of Technical Advice Note 15: Development and Flood Risk.

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

12. 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

12. Biodiversity and Geological Conservation

- ☐ 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.

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains Sewer
☐ Septic Tank
☐ Package Treatment plant
☐ Cess Pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

THE EXISTING FOUL SEWER SYSTEM WITH MANHOLE LOCATIONS IS INDICATED ON THE TOPOGRAPHIC SURVEY DRAWINGS.

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

The site currently operates a school and leisure facility and the waste management currently operated will be maintained. In addition to this a further bin store is located adjacent to the new Sports Barn with access for waste vehicles. Refer to site plans for location.

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☒ Yes ☐ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

The site currently operates a school and leisure facility and the waste management currently operated will be maintained. In addition to this a further bin store is located adjacent to the new Sports Barn with access for waste vehicles. Refer to site plans for location.

16. Residential/Dwelling Units

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

☐ Yes ☒ No

17. 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:

17. All Types of Development: Non-Residential Floorspace

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
D2 - Assembly and leisure	530	0	2570	2570
Total	530	0	2570	2570

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

18. Employment

Will the proposed development require the employment of any staff? ☒ Yes ☐ No

Please complete the following information regarding employees:

Type	Full-time	Part-time	Equivalent number of full-time
Existing employees	4	10	9
Proposed employees	5	14	12

19. Hours of Opening

Are Hours of Opening relevant to this proposal? ☒ Yes ☐ No

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
D2 - Assembly and leisure	Start Time: 06:30 End Time: 22:00	Start Time: 07:00 End Time: 21:00	Start Time: 08:00 End Time: 21:00	

20. Industrial or Commercial Processes and Machinery

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:

LEISURE FACILITIES - AIR CONDITIONING AND VENTILATION SYSTEMS

Is the proposal for a waste management development? ☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development? ☐ Yes ☒ No

22. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? ☐ Yes ☒ No

23. Neighbour and Community Consultation

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

☒ Yes ☐ No

If Yes, please provide details:

Consultation has been undertaken with Local Stakeholders and a presentation was made at the school with current health club members, school parents and staff, local residents and parish councillors invited to the open forum. refer to planning statement.

24. 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

25. 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	Mr
First name	DAVID
Surname	HUGHES
Reference	2019/1561/PRE

Date (Must be pre-application submission)

05/07/2019

Details of the pre-application advice received

26. 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

If Yes, please provide details of the name, relationship and role:

The application is on behalf of Swansea Council and the named applicant is a member of staff

27. Ownership Certificates

Certificate of Ownership - Certificate A - Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant 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 the application relates.

Person role

- ☐ The applicant
☒ The agent

27. Ownership Certificates

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Ian"/>
Surname	<input type="text" value="Connew"/>
Declaration date	<input type="text" value="23/04/2020"/>

☒ Declaration made

28. 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

Person role ☐ The applicant ☒ The agent

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Ian"/>
Surname	<input type="text" value="Connew"/>
Declaration Date	<input type="text" value="23/04/2020"/>

☒ Declaration made

29. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them. ☒

Date (cannot be pre-application)	<input type="text" value="23/04/2020"/>
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