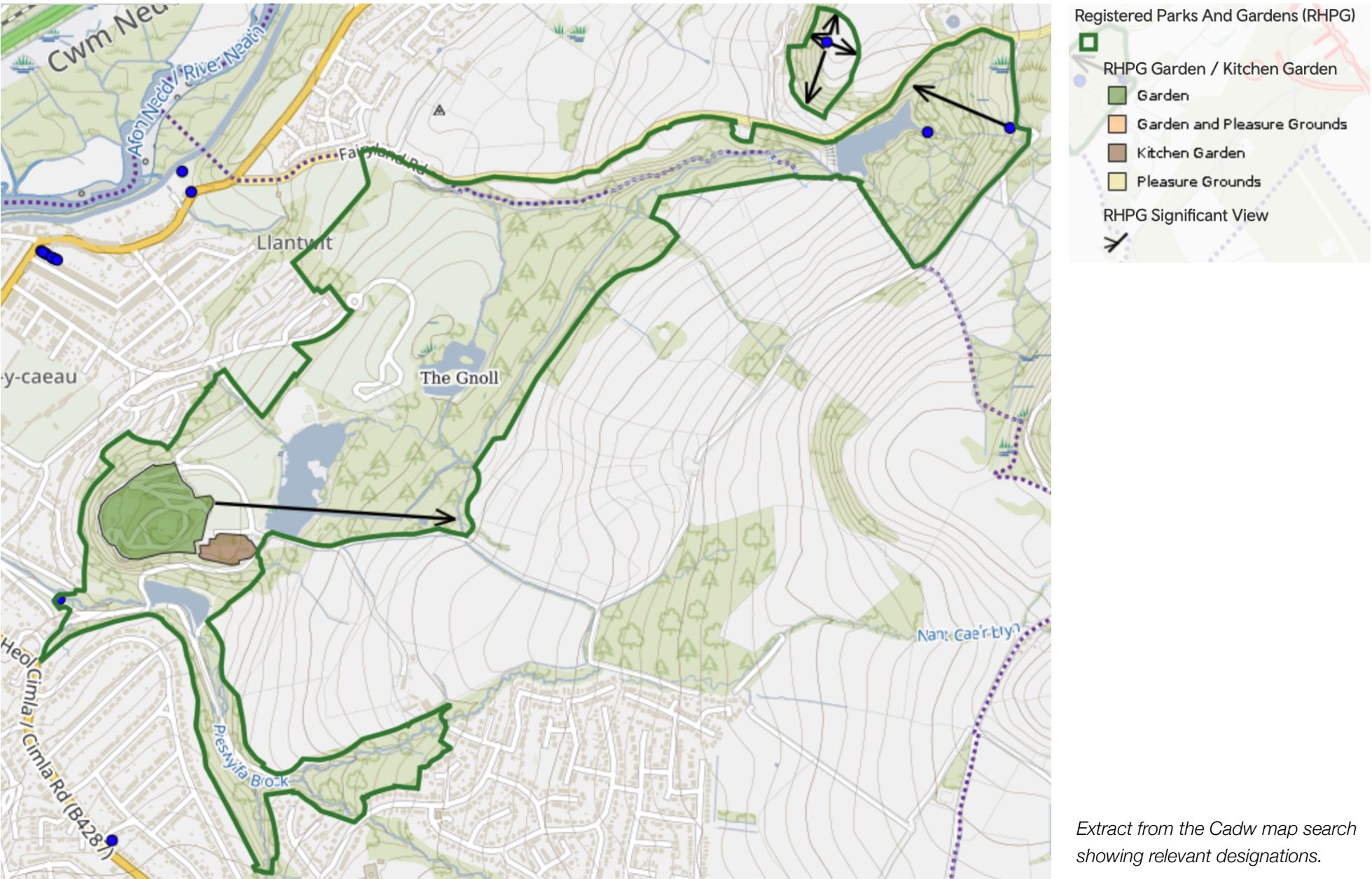




Extract from the Cadw map search showing relevant designations.

Listed Buildings of Special Architectural or Historic Interest

Buildings and structures of ‘special or architectural or historic interest’ are designated as ‘Listed Buildings’ under the Planning (Listed Buildings and Conservation Areas) Act 1990. Also under the Planning (Listed Buildings and Conservation Areas) Act 1990, Listed Building Consent is required for any works of alteration or extension to be carried out that would affect the character of listed buildings or structures. The listing of buildings is carried out in order to provide Local Authorities with guidance in the application of the Act in addition to preventing their demolition or alteration.

A ‘listed building’ is a building, object or structure that has been judged to be of national, historical or architectural interest. Listed buildings are graded to show their relative importance. Grade II buildings are buildings or structures of special interest which justify every effort being made to preserve them. These make up approximately 91 per cent of the total number of listed buildings in Wales.

Existing Heritage Protection

The following statutory designations apply to historic assets within Gnoll Estate Country Park:

Gnoll Estate and Country Park -

Registered Historic Park and Garden (Grade II*)

‘It is registered for the survival of its largely eighteenth-century landscape park, which is of great historic interest, in its original rural setting above Neath. It lies on the flank of the Vale of Neath, long famed for its picturesque beauty. The landscape of The Gnoll is exceptional for its

combination of industrial and ornamental functions and for its strong visual relationship with the surrounding countryside.’

Grotto in Gnoll Estate (Grade II)

Listed for its architectural interest as a prominent example of an eye-catcher folly associated with the Gnoll Estate

Mosshouse Wood Cascade (Grade II)

Listed, notwithstanding restoration, as a prominent man-made feature of an important landscape garden, and for group value with the adjacent grotto

Ivy Tower (Grade II)

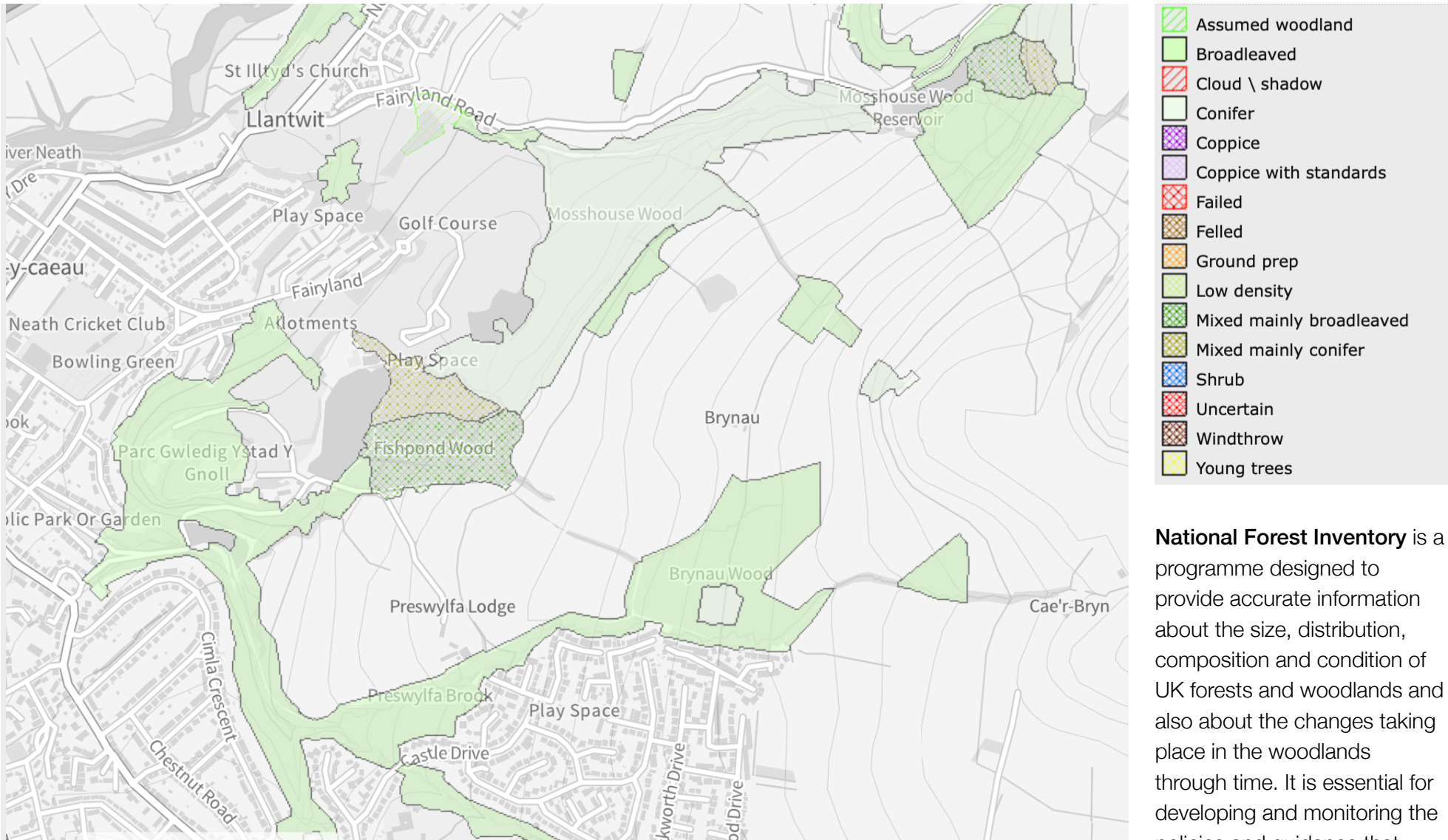
Listed for its architectural interest as a prominent example of an eye-catcher folly associated with the Gnoll Estate.

Pond Cottage (Unlisted)

In addition to this, it is also highlighted that whilst Pond Cottage is not statutorily listed in its own right, a referral has been made to consider listing by Jonathan Green, Inspector of Historic Buildings, Cadw. It is understood that this will be considered subsequent to the submission of this application. In this regard it may therefore be a material consideration for the Planning Authority.

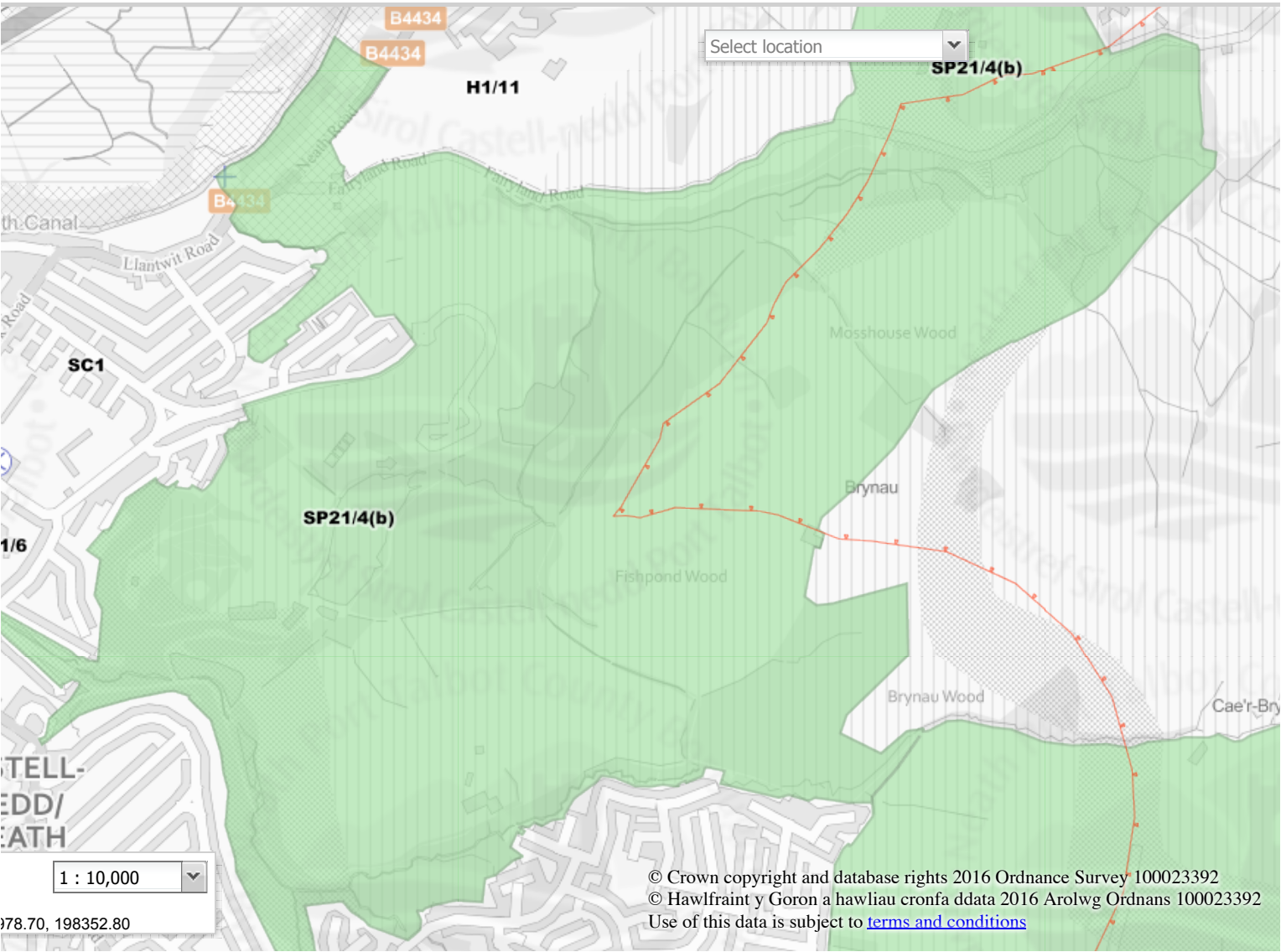
Arboriculture and Tree Preservation Orders

An Arboricultural Impact Assessment has also been carried out as part of the development proposals by Neath Port Talbot Arboriculturalist (Consultancy + Planning) is also attached to the application.



Natural Environment Map (Do not scale) describing the proximity of existing forestry, together with the extent of planting that has been undertaken in the parkland Source: The National Forestry Inventory)

National Forest Inventory is a programme designed to provide accurate information about the size, distribution, composition and condition of UK forests and woodlands and also about the changes taking place in the woodlands through time. It is essential for developing and monitoring the policies and guidance that support the sustainable management of woodland.



Settlement Protection Zone (M2/1)

Green Wedge (EN3)

Safeguarded Minerals (M1)

- Safeguarded Coal Resource
- Safeguarded Category 1 Sand & Gravel Resource
- Safeguarded Category 2 Sand & Gravel Resource
- Safeguarded Category 1 Sandstone Resource
- Safeguarded Category 2 Sandstone Resource

A **green wedge** is an open area around and between parts of settlements, which maintains the distinction between the countryside and built-up areas

Mineral Safeguarding is the process of ensuring that non-minerals development does not needlessly prevent the future extraction of mineral resources, of local and national importance. Local Authorities adopt clear development management policies which set out how proposals for non-minerals development in Minerals Safeguarding Areas will be handled, and what action applicants for development should take.

Natural Environment Map (Do not scale) showing the designation of 'Mineral Safeguarding' and 'Green Wedge' on the site