

25 August 2023

Our Ref: S23.117

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Neath Port Talbot
Civic Centre
Port Talbot
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Urban Village
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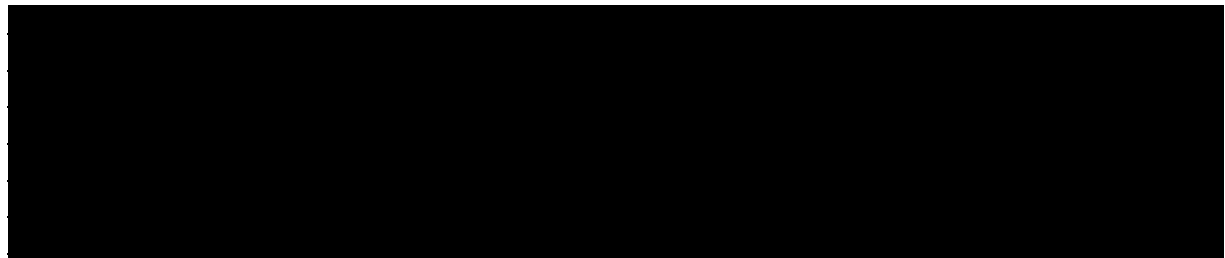
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Dear Sir/Madam,

Town and Country Planning Act 1990 (As Amended)

Full planning permission for proposed development comprising:

1. Demolition and rebuilding of existing visitor centre,



Gnoll Estate Country Park, Fairyland, Neath, SA11 3BS

Application 1 – Visitor Centre

Planning portal reference: PP-12152507

Asbri Planning is appointed as planning agent to the Head of Property and Regeneration for Neath Port Talbot County Borough Council (NPTCBC) in respect of the above planning application seeking full planning permission for a series of works at Gnoll Estate Country Park, Fairyland, Neath, SA11 3BS. This comprises 6 different planning application, with this covering letter concerning the proposed demolition and rebuilding of existing visitor centre.

The planning application has been submitted via Planning Portal (PP-12152507) and the submission documents are listed below. For convenience, this letter will be accompanied by an email that includes the full submission package.

Drawing name	Drawing reference
Existing Site Location	2080-02-HIR-A-DR-00001-S2-P4
Existing Site Plan	2080-02-HIR-A-DR-00002-S2-P2
Tree Removal Plan	2080-02-HIR-A-DR-00003-S2-P2
Floor Plans as Existing	2080-02-HIR-A-DR-01031-S2-P1
Roof Plan as Existing	2080-02-HIR-A-DR-00039-S2-P1
Existing North Elevation	2080-02-HIR-A-DR-02042-S2-P1
Existing South Elevation	2080-02-HIR-A-DR-02041-S2-P1
Existing West Elevation	2080-02-HIR-A-DR-02043-S2-P1
Proposed Tree Constraints Plan	2080-02-HIR-A-DR-00200-S2-P1
Proposed Site Plan	2080-02-HIR-A-DR-00201-S2-P6

Proposed Site Masterplan	2080-02-HIR-A-DR-00202-S2-P4
Proposed Drainage Plan	2080-02-HIR-A-DR-00205-S2-P1
Proposed Ground Floor Plan	2080-02-HIR-A-DR-01310-S2-P7
Proposed First Floor Plan	2080-02-HIR-A-DR-01320-S2-P7
Proposed Roof Plan	2080-02-HIR-A-DR-01390-S2-P5
Proposed North Elevation	2080-02-HIR-A-DR-02420-S2-P5
Proposed East Elevation	2080-02-HIR-A-DR-02430-S2-P5
Proposed South Elevation	2080-02-HIR-A-DR-02410-S2-P5
Proposed West Elevation	2080-02-HIR-A-DR-02440-S2-P5
South Elevation Existing and Proposed	2080-02-HIR-A-DR-02450-S2-P2
Section AA Proposed	2080-02-HIR-A-DR-03500-S2-P4
Section BB Proposed	2080-02-HIR-A-DR-03510-S2-P3
3D Axo View	2080-02-HIR-A-DR-00910-S2-P1
Landscaping Plan	2080-02-DLA-L-DR-1001-S2-P03
Measured Building Survey	6571 - MBS
Drainage Layout	2080 – 02 – JUB – C – DR – 00500 – S2 – P3
Vehicle Tracking Sheet 1 of 2	2080 – 02 – JUB – C – DR – 00500 – S2 – P3
Vehicle Tracking Sheet 2 of 2	2080 – 02 – JUB – C – DR – 00500 – S2 – P3

In addition, the supporting documents submitted comprise the following:

Document name (reference where appropriate)	Prepared by
Planning application forms (1APP)	Asbri Planning
Planning Statement	Asbri Planning
PAC Report	Asbri Planning
Project Context Statement	Hiraeth Architecture
Design and Access Statement (Including Heritage Impact Assessment)	Hiraeth Architecture
Historic Environment Desk Based Assessment	DAT
Written Scheme of Investigation	DAT
Drainage Strategy Report	Jubb
Non-Mains Drainage Assessment	Jubb
Coal Mining Risk Assessment	Earth Science Partnership
Ground Condition Assessment Report	Jubb
Bat Survey and Preliminary Ecological Appraisal	NPTCBC Ecology

Also, payment of the statutory application fee of £4600 will be made to the Council via internal transfer

I trust that the submitted documents allow the application to be validated and look forward to receiving details of the name of the case officer, application reference number and target determination date. If you have any queries in the meantime, please do not hesitate to get in touch.

Yours sincerely,



Iwan Rowlands
Graduate Planner
Asbri Planning Ltd