

4th September 2023

Our Ref: S23.117

Planning Department
Neath Port Talbot
Civic Centre
Port Talbot
SA13 1PJ

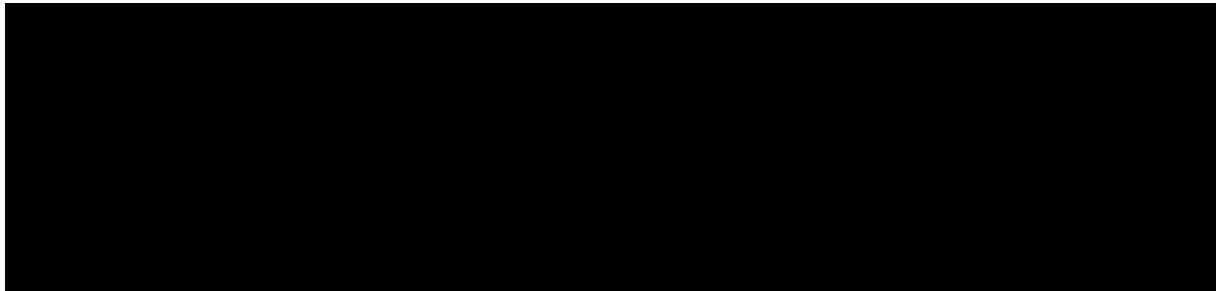
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Dear Sir/Madam,

Town and Country Planning Act 1990 (As Amended)

Full planning permission for proposed development comprising:



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

Application 2 – Pond Cottage

Planning portal reference: PP-12393545

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 applications, with this covering letter concerning the proposed conversion and extension of Pond Cottage into a tea room.

The planning application has been submitted via Planning Portal (PP-12393545) and the submission documents are listed below. For convenience, this letter will be accompanied by an email that includes the full submission package. *In the below tables, an asterisk (*) is used to denote drawings and documents of file sizes that were too large to allow submission via Planning Portal, and have been submitted via email.*

Drawing name	Drawing reference
Existing Location Plan	2080-03-HIR-A-DR-00001-S2-P1
Existing Site Plan	2080-03-HIR-A-DR-00020-S2-P3
Existing Site Analysis	2080-03-HIR-A-DR-00021-S2-p1
Existing Ground Floor Plan	2080-03-HIR-A-DR-01031-S2-P3
Existing First Floor Plan	2080-03-HIR-A-DR-01032-S2-P3
Existing Roof Plan	2080-03-HIR-A-DR-01039-S2-P2
Existing North and East Elevations	2080-03-HIR-A-DR-03041-S2-P3
Existing South and West Elevations	2080-03-HIR-A-DR-03042-S2-P2

Proposed Site Plan	2080-03-HIR-A-DR-00201-S2-P4
Proposed Ground Floor Plan	2080-03-HIR-A-DR-01310-S2-P6
Proposed First Floor Plan	2080-03-HIR-A-DR-01320-S2-P5
Proposed Roof Plan	2080-03-HIR-A-DR-01390-S2-P4
Proposed Drainage Plan	2080-03-HIR-A-DR-01391-S2-P2
Proposed North and East Elevations	2080-03-HIR-A-DR-02401-S2-P5
Proposed South and West Elevations	2080-03-HIR-A-DR-02402-S2-P5
Proposed Section Abutment Detail	2080-03-HIR-A-DR-03780-S2-P1
Ground Floor Repairs Plan	2080-03-HIR-A-DR-01131-S2-P2
First Floor Repairs Plan	2080-03-HIR-A-DR-01132-S2-P2
Ground Floor Demolitions Plan	2080-03-HIR-A-DR-01133-S2-P1
Site and First Floor Demolitions Plan	2080-03-HIR-A-DR-01134-S2-P1
Roof Repairs Plan	2080-03-HIR-A-DR-01139-S2-P2
South and West Elevations Repairs Plan	2080-03-HIR-A-DR-03140-S2-P2
North and East Elevations Repairs Plan	2080-03-HIR-A-DR-03141-S2-P2
South and West Elevations Demolitions Plan	2080-03-HIR-A-DR-03142-S2-P1
North and East Elevations Demolitions Plan	2080-03-HIR-A-DR-03143-S2-P1
Landscaping Plan	2080-03-DLA-L-DR-10002-S2-P03
Topographical Survey	6588 - 1
Measured Building Survey	6588 - MBS
Drainage Layout	2080-00-JUB-C-DR-00502-S2-P4
Vehicle Tracking	2080-03-JUB-C-DR-00902-S2-P1
Lighting Plan	2080-03-MCP-E-DR-9300

In addition, the supporting documents submitted comprise the following:

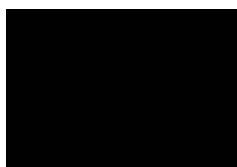
Document name (reference where appropriate)	Prepared by
Planning application forms (1APP)	Asbri Planning
Planning Statement	Asbri Planning
PAC Report	Asbri Planning
Gnoll Park Context Statement	Hiraeth Architecture
Design and Access Statement (Including Heritage Impact Assessment)	Hiraeth Architecture
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
Tree Survey and Arboricultural Impact Assessment	NPTCBC
Construction Environmental Management Plan	Andrew Scott

Also, payment of the statutory application fee of £460 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



Richard Bowen
Director