

25th September 2023

Our Ref: S23.117

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Dear Sir/Madam,

Town and Country Planning Act 1990 (As Amended)

Full planning permission for proposed development comprising consolidation and repair works to Gnoll House ruins and creation of education interpretation centre in Gnoll House Cellars

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

Application 4 – Gnoll House Ruins and Cellars

Planning portal reference: PP-12435292

Asbri Planning is appointed as planning agent to the Head of Property and Regeneration for Neath Port Talbot County Borough Council 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 7 different planning application, with this covering letter concerning the proposed consolidation and repair works to Gnoll House ruins and creation of education interpretation centre in Gnoll House Cellars.

The planning application has been submitted via Planning Portal (PP-12435292) 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 Plan	2080-01-HIR-A-DR-00020-S2-P1
Existing Site Plan: Gnoll House Ruins	2080-01-HIR-A-DR-00021-S2-P2
Proposed Site Plan	2080-01-HIR-A-DR-00210-S2-P3
Existing Basement Plan	2080-01-HIR-A-DR-01030-S2-P2
Existing Ground Floor Plan (1 of 2)	2080-01-HIR-A-DR-01031-S2-P2
Existing Ground Floor Plan (2 of 2)	2080-01-HIR-A-DR-01032-S2-P2
Existing Roof Plan	2080-01-HIR-A-DR-01039-S2-P2
Repairs Site Plan	2080-01-HIR-A-DR-01120-S2-P1
Repairs Basement Plan	2080-01-HIR-A-DR-01130-S2-P3
Repairs Ground Floor Plan (1 of 2)	2080-01-HIR-A-DR-01131-S2-P3
Repairs Ground Floor Plan (2 of 2)	2080-01-HIR-A-DR-01132-S2-P3
Roof Plan Demolition	2080-01-HIR-A-DR-01139-S2-P3
Demolitions and Repairs to North and South Elevations	2080-01-HIR-A-DR-01140-S2-P2
Demolitions and Repairs to East and West Elevations	2080-01-HIR-A-DR-01141-S2-P2

Sections AA and BB Repairs	2080-01-HIR-A-DR-01150-S2-P1
Sections CC and DD Repairs	2080-01-HIR-A-DR-01151-S2-P1
Sections EE and FF Repairs	2080-01-HIR-A-DR-01152-S2-P1
Proposed Basement Plan	2080-01-HIR-A-DR-01300-S2-P4
Proposed Ground Floor Plan (1 of 2)	2080-01-HIR-A-DR-01310-S2-P4
Proposed Ground Floor Plan (2 of 2)	2080-01-HIR-A-DR-01311-S2-P4
Proposed Stair Detail	2080-01-HIR-A-DR-01710-S2-P1
Existing North and South Elevations	2080-01-HIR-A-DR-03040-S2-P1
Existing East and West Elevations	2080-01-HIR-A-DR-03041-S2-P1
Existing Sections AA and BB	2080-01-HIR-A-DR-03050-S2-P1
Existing Sections CC and DD	2080-01-HIR-A-DR-03051-S2-P1
Existing Sections EE and FF	2080-01-HIR-A-DR-03052-S2-P1
Proposed Sections AA and BB	2080-01-HIR-A-DR-03500-S2-P4
Proposed Sections CC and DD	2080-01-HIR-A-DR-03501-S2-P5
Proposed Sections EE and FF	2080-01-HIR-A-DR-03502-S2-P5
Proposed Sections GG, HH and II	2080-01-HIR-A-DR-03503-S2-P2
Proposed Section Detail – Ruin Wall and Floor	2080-01-HIR-A-DR-03780-S2-P1
Proposed Section Detail – Ruin Wall and Floor	2080-01-HIR-A-DR-03781-S2-P1
Proposed Oak Infill Wall Detail	2080-01-HIR-A-DR-03782-S2-P1
Proposed Oak Infill Wall Detail	2080-01-HIR-A-DR-03783-S2-P1
Landscaping Plan	2080-01-DLA-L-DR-3001-S2-P02
Measured Building Survey	6571 - MBS
Drainage Layout	2080-01-JUB-C-DR-00503-S2-P3
Lighting Plan	2080-01-MCP-E-DR-9100

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
Bat Survey Report	NPTCBC Ecology
Tree Survey and Arboricultural Constraints Plan	NPTCBC
Drainage Strategy	Jubb
Non Mains Drainage Assessment	Jubb
Ground Conditions Assessment	Jubb
Gnoll House Ruins – Site Visit Report	Jubb
Best Practice Repairs Summary: Gnoll House Ruins	Jubb
Coal Mining Risk Assessment	ESP
Construction Environmental Management Plan	Andrew Scott

Also, payment of the statutory application fee of £1150 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