

17<sup>th</sup> October 2023

Our Ref: S23.117

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Dear Sir/Madam,

**Town and Country Planning Act 1990 (As Amended)**

**Full planning permission for creation of education interpretation centre in Gnoll House Cellars, creation of visitor accommodation within Kitchen Garden area and associated infrastructure and landscape works**

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

**Application 3 – Creation of Visitor Accommodation within Kitchen Garden area**

**Planning portal reference: PP-12435402**

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 creation of visitor accommodation within kitchen garden area

The planning application has been submitted via Planning Portal (PP-12435402) 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 – Service Yard                      | 2080-04-HIR-A-DR-00020-S2-P3 |
| Existing Site Plan – Kitchen Garden                    | 2080-04-HIR-A-DR-00021-S2-P2 |
| Existing Tree Constraints Plan                         | 2080-04-HIR-A-DR-00022-S2-P4 |
| Existing Tree Removal Plan                             | 2080-04-HIR-A-DR-00024-S2-P2 |
| Existing Location Plan                                 | 2080-04-HIR-A-DR-00025-S2-P3 |
| Demolitions Site Plan                                  | 2080-04-HIR-A-DR-00100-S2-P2 |
| Proposed Site Plan – Kitchen Garden                    | 2080-04-HIR-A-DR-00201-S2-P8 |
| Proposed Site Plan – Service Yard                      | 2080-04-HIR-A-DR-00202-S2-P4 |
| Proposed Cabin (Type A) Plans                          | 2080-04-HIR-A-DR-01312-S2-P4 |
| Proposed Cabin (Type B) Plans                          | 2080-04-HIR-A-DR-01313-S2-P4 |
| Proposed Potting Sheds (D1/2 and E3) Ground Floor Plan | 2080-04-HIR-A-DR-01314-S2-P4 |
| Proposed Laundry/Servicing (E1) Plan                   | 2080-04-HIR-A-DR-01315-S2-P4 |
| Proposed Store/Workshop (E2) Plan                      | 2080-04-HIR-A-DR-01316-S2-P3 |
| Proposed Cabin (Type A) Elevations                     | 2080-04-HIR-A-DR-02402-S2-P3 |
| Proposed Cabin (Type A) Elevations                     | 2080-04-HIR-A-DR-02403-S2-P3 |

|                                                 |                              |
|-------------------------------------------------|------------------------------|
| Proposed Cabin (Type B) Elevations              | 2080-04-HIR-A-DR-02404-S2-P3 |
| Proposed Cabin (Type B) Elevations              | 2080-04-HIR-A-DR-02405-S2-P4 |
| Proposed: Potting Sheds D1 & D2 N/S Elevations  | 2080-04-HIR-A-DR-02406-S2-P2 |
| Proposed: Potting Sheds D1/2, E3 E/W Elevations | 2080-04-HIR-A-DR-02407-S2-P2 |
| Proposed E1 Laundry/Servicing N/S Elevations    | 2080-04-HIR-A-DR-02408-S2-P2 |
| Proposed E1 Laundry/Servicing E/W Elevations    | 2080-04-HIR-A-DR-02409-S2-P2 |
| Proposed E2 Store/Workshop E/S Elevations       | 2080-04-HIR-A-DR-02410-S2-P2 |
| Proposed E3 Reception/Office Elevations         | 2080-04-HIR-A-DR-02411-S2-P2 |
| Landscaping Plan – Kitchen Garden               | 2080-04-DLA-L-DR-3002-S2-P03 |
| Landscaping Plan – Car Park                     | 2080-04-DLA-L-DR-3003-S2-P03 |
| Drainage Layout                                 | 2080-04-JUB-C-DR-00504-S2-P2 |
| Vehicle Tracking                                | 2080-04-JUB-C-DR-00903-S2-P1 |
| Lighting Plan                                   | 2080-04-MCP-E-DR-9400        |

In addition, the supporting documents submitted comprise the following:

| <b>Document name (reference where appropriate)</b>                 | <b>Prepared by</b>   |
|--------------------------------------------------------------------|----------------------|
| 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 |
| Transport Statement                                                | Asbri Transport      |
| Historic Environment Desk Based Assessment                         | DAT                  |
| Written Scheme of Investigation                                    | DAT                  |
| Bat Survey Report                                                  | NPTCBC Ecology       |
| Tree Report                                                        | NPTCBC               |
| Tree Survey                                                        | NPTCBC               |
| Drainage Strategy                                                  | Jubb                 |
| Non-Mains Drainage Assessment                                      | Jubb                 |
| Ground Conditions Assessment Report                                | Jubb                 |
| Best Practice Repairs Summary - Kitchen Garden                     | Jubb                 |
| Stone wall condition summary – Kitchen Garden                      | Jubb                 |
| Coal Mining Risk Assessment                                        | ESP                  |

Also, payment of the statutory application fee of £5,060 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,

A handwritten signature in black ink that reads "Rowlands". The signature is written in a cursive style with a horizontal line underneath the name.

**Iwan Rowlands**  
**Graduate Planner**  
**Asbri Planning Ltd**