

17th January 2024

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 temporary construction of modular café facility at Gnoll Estate Country Park, Fairyland, Neath, SA11 3BS

Application 5 – Temporary modular cafe and toilets facility with enclosed external seating area (for a maximum of 12 months)

Planning portal reference: PP-12668785

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 temporary modular cafe and toilets facility with enclosed external seating area (for a maximum of 12 months).

The planning application has been submitted via Planning Portal (PP-12668785) 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
Location Plan	2080-09-HIR-A-DR-00201-S2-P1
Proposed Foundation Pad Plan	2080-09-HIR-A-DR-01300-S2-P1
Proposed Ground Floor Plan	2080-09-HIR-A-DR-01310-S2-P1
Proposed Front and Street Elevations	2080-09-HIR-A-DR-02400-S2-P1
Proposed Side and Rear Elevations	2080-09-HIR-A-DR-02401-S2-P1

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
Heritage Impact Assessment	Hiraeth Architecture

The following documents have not been submitted for this specific application, but have been submitted under other applications for Gnoll Park which you may already be aware of and wish to review:

Document name (reference where appropriate)	Prepared by
PAC Report	Asbri Planning
Project Context Statement	Hiraeth Architecture
Historic Environment Desk Based Assessment	DAT
Written Scheme of Investigation	DAT
Ground Conditions Assessment	Jubb
Coal Mining Risk Assessment	ESP
Construction Environmental Management Plan	Andrew Scott

Also, payment of the statutory application fee of £920 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