

21st February 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 extension of visitor car park, construction of facilities building and associated infrastructure works

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

Application 6 – Car Park and Service Building

Planning portal reference: PP-12576040

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 a series of application, with this covering letter concerning the proposed extension of visitor car park, construction of facilities building and associated infrastructure works.

The planning application has been submitted via Planning Portal (PP-12576040) 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 Location Plan – Car Park	2080-05-HIR-A-DR-00020-S2-P4
Main Car Park Improvement Works	2080-05-HIR-A-DR-00210-S2-P2
Existing Location Plan – Service Building	2080-08-HIR-A-DR-00020-S2-P1
Proposed Facilities Building	2080-08-HIR-A-DR-00310-S2-P3
Proposed Location Plan	2080-08-HIR-A-DR-00200-S2-P3
Proposed Site Plan	2080-08-HIR-A-DR-00200-S2-P3
Landscaping Plan	2080-04-DLA-L-DR-3004-S2-T04
Drainage Layout	2080-05-JUB-C-DR-00501-S2-P9
External Works Layout	2080-05-JUB-C-DR-00700-S2-P2
Vehicle Tracking	2080-05-JUB-C-DR-00904-S2-P2
Lighting Plan – Service Building	2080-05-MCP-E-DR-9500-P01
Lighting Plan – Car Park	2080-02-MCP-E-DR-9200-P02

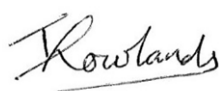
In addition, the supporting documents submitted comprise the following:

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) – Car Park	Hiraeth Architecture
Design and Access Statement (including Heritage Impact Assessment) – Service Building	Hiraeth Architecture
Transport Statement	Asbri Transport
Historic Environment Desk Based Assessment	DAT
Written Scheme of Investigation	DAT
Ecological Assessment	NPTCBC Ecology
Tree Report – Car Park	NPTCBC
Tree Report – Service Yard	NPTCBC
Tree Protection Plan	NPTCBC
Drainage Strategy	Jubb
Non-Mains Drainage Assessment	Jubb
Ground Conditions Assessment Report	Jubb
Coal Mining Risk Assessment	ESP
Soft Landscape Specification	Davies Landscape Architects
Construction Environmental Management Plan	Andrew Scott

Also, payment of the statutory application fee of £1380 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