

PRE-
APPLICATION
CONSULTATION
REPORT

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

July 2023



Summary

Proposal:

Proposed development comprising demolition and rebuilding of existing visitor centre, extension and increase to existing visitor car parking area, refurbishment and potential extension works to Pond Cottage, consolidation and repair works to Gnoll House ruins, creation of education interpretation centre in Gnoll House Cellars, creation of visitor accommodation within Kitchen Garden area and associated infrastructure and landscape works

Location:

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

Date:

July 2023

Project Reference:

S23.117

Client:

Head of Property and Regeneration for Neath Port Talbot County Borough Council

Product of:

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Introduction

- 1.1 Asbri Planning have been instructed by Andrew Scott Ltd on behalf of the Head of Property and Regeneration for Neath Port Talbot County Borough Council to prepare a Section 2F – Pre Application Consultation Report (PAC) in respect of full planning permission for proposed development comprising demolition and rebuilding of existing visitor centre, extension and increase to existing visitor car parking area, refurbishment and potential extension works to Pond Cottage, consolidation and repair works to Gnoll House ruins, creation of education interpretation centre in Gnoll House Cellars, creation of visitor accommodation within Kitchen Garden area and associated infrastructure and landscape works at Gnoll Estate Country Park, Fairyland, Neath, SA11 3BS
- 1.2 In accordance with Part 1A of The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (“the 2016 Order”), all major developments are required to be subject to pre-application consultation, prior to the Planning Application being validated by the Local Planning Authority.
- 1.3 The 2016 Order confirms that any ‘Pre-Application Consultation’ exercise would be required to undertake the following steps prior to compiling the PAC Report (Section 2F);
 - Publicity before application for Planning Permission (Section 2C);
 - Consultation before applying for Planning Permission (Section 2D); and
 - Duty to respond to pre-application consultation (Section 2E);
- 1.4 This PAC Report has been prepared in accordance with Part 1 Section 2F of the 2016 Order and demonstrates how the applicant has complied with Section 61Z of the Town and Country Planning Act 1990 (as amended) (“the 1990 Act”) and responded to the Consultation received from any person consulted under Section 61Z (3) or (4) of the 1990 Act.
- 1.5 In accordance with section 2F(2) this report includes;
 - a) a copy of the site notice and a plan showing its locations;
 - b) a declaration that the site notice was displayed in accordance with the 2016 Order;
 - c) a list of the addresses of adjoining land owners or occupiers;
 - d) copies of all notices given to community consultees;
 - e) copies of all notices given to specialist consultees;
 - f) a summary of all issues raised in response to the statutory publicity, including confirmation of whether the issues raised have been addressed, and, if so, how;

- g) a summary of all issues raised by community and specialise consultees, including confirmation of whether the issues raised have been addressed, and, if so, how;
- h) copies of all responses received from community and specialist consultees.

1.6 The statement confirms how the consultation has been publicised at Section 2, whilst section 3 confirms which consultees have been consulted as part of this PAC. Sections 4 provides a summary of the responses received to the statutory publicity and provides a response to the comments. Section 5, 6 & 7 outlines the responses received to the consultation with Community, Specialist and 'other' consultees and provides a response to each comment. The report concludes at Section 8.

Statutory publicity before applying for planning permission

2.1 In accordance with Section 2C of the 2016 Order, the applicant has undertaken appropriate publicity by way of:

- Displaying site notices for a period of no less than 28 days from May 18th 2023 to June 15th 2023 inclusive. A copy of the site notice is contained at Appendix A. Asbri Planning hereby declare for the Head of Property and Regeneration for Neath Port Talbot County Borough Council that the Site Notice was displayed in at least one place on or near the development site therefore the provisions of Section 2(C)(1)(a)(i) of the 2016 Order have been complied with;
- Giving requisite notice to owners/occupiers of any land adjoining the application site. A list of the identified adjoining land owners and a draft notice is contained in Appendix B.
- Made the full draft planning package available for inspection on Asbri Planning's website from 18th May 2023 to 15th June 2023 inclusive.
- A copy of the screenshot is included at Appendix C. Computer facilities were identified to view the application at Neath Library, Water Street, Neath, SA11 3EP. The library is open Monday-Friday 9.00-17.30 and Saturdays 9.00-16.00. The library is closed on Sundays.
- The following plans and documents were made available for inspection;

Drawing name	Drawing reference
Site Location Plan	2223VCEX002 – Rev A
Site Location Plan - Extract	2223VCEX004 – Rev A

Document	Prepared by
Planning Application Forms (1APP)	Asbri Planning
Stage 2 Levelling Up Funding Document	Hiraeth Architecture Ltd

2.2 Any person who wished to make representations about the proposed development must have completed a Consultation Response Form, either online or as a hard copy, and issued to the agent by 15th June 2023.

Consultation before applying for planning permission

- 3.1 In accordance with Section 2D of the 2016 Order, the applicant has undertaken consultation with all community and specialist consultees.

Community Consultees (Schedule 1B)

- 3.2 The applicant has undertaken consultation with the following community consultees;

Table 3: Community Consultees

Consultee	
Local Member	Cllr Tim Bowen
Local Member	Cllr Jeremy Hurley
Local Member	Cllr Alan Lockyer
Local Member	Cllr Andy Lodwig
Town/Community Council	Neath Town Council

- 3.3 A copy of all notices issued to community consultees is contained within Appendix D.

Specialist Consultees (Schedule 1C)

- 3.4 The applicant has undertaken consultation with the following community consultees;

- CADW
- Dwr Cymru
- NRW
- NPTCBC Highways
- Trunk Road Agency
- HSE
- Mid and West Wales Fire and Rescue Service
- Coal Authority

- 3.5 A copy of all notices issued to specialist consultees are contained within Appendix E.

Other consultees

- 3.6 The client has gone beyond the requirements of the 2016 Order and has decided to consult the following additional ('other') consultees;

- National Grid
- Western Power
- Wales and West Utilities
- NPT CBC Ecology

- NPT CBC Drainage
- NPT CBC Trees
- Glamorgan Gwent Archaeological Trust
- Secured by Design Officer
- Friends of Gnoll Country Park

3.7 The above consultees were given notice that the responses were required within 28 days from the receipt of the notice.

Response to the statutory publicity

- 4.1 This section provides a summary of the comments received in response to the statutory publicity, with personal data redacted in accordance with the General Data Protection Regulation (GDPR). Full copies of the responses received can be provided upon request; please note that all personal data will be redacted for data protection purposes in accordance with the GDPR.
- 4.2 As discussed, the application was publicised as follows;
- A site notice was displayed on/adjacent to the site; and
 - Notices were issued to the adjoining land owners and/or occupiers.
- 4.3 12 responses were received between the date of issuing the letter and the time of the application submission. The nature of the correspondence received is summarised in the below table;

Consultation Response	Number of Response
Support	4
Neither object nor support	3
Object	5
Total	12

- 4.4 The nature of the response totalled 4 in support, 3 person of neutral opinion, and 5 objections. The contents of these responses is summarised as follows:

Comments in support

- 4.5 The following comments were raised:

Comments	Response
The creation of an education interpretation centre sounds amazing and I feel will benefit lots of people especially the young. All the above proposals sound very positive. My concerns would be increased payment on car park charges on food in visitor centre. Where will the money come from to maintain areas. On a positive more jobs for local people.	Comments noted. The matters relating to car parking charges are not material planning considerations but have been brought to the attention of the applicants.. The park has an existing management and maintenance regime which will continue following the completion of the development.
I think it will improve the experience of using the Gnoll	Comments noted. No response required.

Park and be of interest to both locals and visitors.	
The Gnoll Park Estate Custodians have been successful in developing and maintaining it. It's a great resource and managed development is the best way to ensure its continued existence as an asset for all.	Comments noted. No response required.
I have reviewed the Gnoll Estate Country Park PAC information this morning and note that the blue line encapsulates our property boundary. I include below a snapshot of the area in question, with the red being our title boundary. Can all future documentation ensure the blue line is adjusted to remove our property. As we are located away from the proposed works, we do not have an objection to the current proposals.	Comments noted. The site location plan boundary for the proposals has been adjusted. The revised red line plan does not include the boundary of the property in question.

Comments neither objecting nor supporting

4.6 The following comments were raised:

Comments	Response
Hi, could you advise where I can find all the documents that should accompany this Pre application consultation?. I can only seem to find a location plan and a levelling up report. A Pre Application Consultation must make all the plans and reports that would be required to submit a formal planning application. I would like to make representations on this scheme	Comments noted. All documents for the pre-application were hosted on the Asbri Planning website, and the information contained there was deemed sufficient according for the applicant to undertake PAC as confirmed by the Local Planning Authority (LPA). It should be noted that a high level of information is contained within the Stage 2

and look forward to seeing all the relevant plans and documentation.	Levelling Up Funding (LUF) Report containing several plans and a thorough description of all proposed works. As part of the full planning application, a full suite of updated drawings and reports will be submitted with each application and available for review.
I read your sign saying you are planning on demolishing the existing cafe at the Gnoll Ppark. Do you have plans for the new construction that will take it's place that I may see.	Comments noted. The respondent was advised that all plans had been made available on the Asbri Planning website and that paper copies were also available to view in the visitor centre.
After seeing any development by NPT Council bring shadowed by black tarmac + bad design (in my opinion), I find a development of this scale out of their depth. Will it look like those images, I am sceptical that it will. Sorry but years of constant bad design here doesn't fill me with confidence about all this.	Comments noted. This project is a unique opportunity to enhance and improve this community facility through a series of works which have been carefully thought out. As part of the scheme, locally sourced materials and innovative construction methods will be utilised.

Comments of objection

4.6 The following comments were raised:

Comments	Response
As I understand work is to be done at the gnoll park. As part of this work an oak tree which was planned as a memorial is to be moved to another spot. If it were to die whilst being moved I really don't know how this would affect my mental health and my response to it. As I understand it is being moved as it will spoil the view in it's current position. I'm extremely	Comments noted. The applicant has confirmed that the memorial tree will remain in its current location.

distraught by this and await your reply.	
Commercialisation spoiling a much needed green oasis, essential for people's wellbeing. A quiet greenspace filled with birdsong, a place to relax and de-stress. Valuable, so necessary. Terrible to spoil this park!	Comments noted. The developments have been informed by the Park's existing character and respecting the fact it is Grade II* designated parkland. Early stakeholder engagement with Cadw has enabled the developments to evolve with key considerations of landscaping, sustainability and the park's environment at the forefront of the design process to ensure the provision of high-quality, aesthetically pleasing spaces whilst retaining the character of the park.
Please can you tell me the exact details of planning of outdoor seating area & screen by Gnoll house ruins. I was concerned & upset to read your recent proposals @ Gnoll house ruins. I have a memorial bench nearby & when I choose this tranquil spot for it to be positioned was not told about these recent proposals which must have been in talks because it was only about 18 months ago. These special benches have cost a lot of money & mean so much to us & the families who have lost family members & have chose this quiet tranquil setting. No compassion or thought from yourselves have gone into how much upset this is going to cause us all.	Comments noted. In terms of the outdoor seating area and screen, further detail can be found in the Levelling Up Funding document. A public consultation event was hosted in the Visitor Centre in April 2023, along with a formal pre-application consultation in order to keep adjoining land owners and the local community informed of the proposals. The proposal will not have a direct influence on the use of benches by people, and there will not be significant noise generated by this element of the proposal. The scheme for the consolidation of the ruins and the creation of a new education resource are low key in terms of their impact from an operational viewpoint and it is anticipated that this will enhance the area.

It's just another quick money spinner for company bosses & the outcome is to spoil a beautiful peaceful area.	The project offers an unique opportunity to enhance the park's offering as a community facility.
Wasting our money	Comments noted. The matters relating to cost are not material planning considerations in the determining any subsequent applications. The wider project comprises a series of developments focussing on environment, heritage and tourism objectives linked to, the LUF programme in Neath. The aspiration is to enhance facilities for both local residents and visitors to the area which will be of benefit not only to the park but the wider area.
The café facilities are appropriate, I feel that to demolish the building is a complete waste of tax payment money. This will have a devastating impact on existing users, as many access the café for socialising due to (<i>unclear</i>) due to poor mental health and elderly and disabled.	Comments noted. The matters relating to cost are not material planning considerations in the determining any subsequent applications. The applicant undertook an options appraisal in terms of the redevelopment of the visitor centre which included its retention and refurbishment. Within the Levelling Up Funding document, there is a section concerning retention of the building, along with demolishing and constructing a new building, with strengths and weaknesses of both options explored. The section summarises that due to the brief given, along with the constraints of the existing structure and the fact that a new building will provide additional benefits over its lifetime. Due to the nature of the development, there will

	inevitably be disruption to the current café provisions but this will be temporary in nature and be off set by the fact that the new facility will be considerably enhanced compared to the current provision.
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Response to the community consultees

- 5.1 No responses were received from community consultees.

Response to specialist consultees

- 6.1 The following comments have been received following consultation with the required specialist consultees. A full copy of the representations received can be reviewed at Appendix F. Please note that any personal data has been redacted for data protection purposes in accordance with the General Data Protection Regulation (GDPR).

DCWW	
No objection	
Comment	Firstly, we note that the proposal relates to a proposed re-development of the existing visitor centre at Gnoll estate country park and acknowledge that the site comprises of a potential windfall development with no allocated status in the Local Development Plan (LDP). Accordingly, whilst it does not appear an assessment has been previously undertaken of the public sewerage system, we offer the following comments as part of our appraisal of this development. Public Sewerage Network There is no public sewerage system in this immediate locality and therefore any new development will require provision of satisfactory alternative facilities for sewage disposal. Alternatively, the site is located approximately 200 metres to the South of a public sewerage system that drains to Afan WwTW, and it may be possible for the Developer to requisition sewers from Dwr Cymru Welsh Water under Sections 98 - 101 of the Water Industry Act 1991. You are also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist you may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus in and around your site. Please be mindful that under the Water Industry Act 1991 Dwr

	Cymru Welsh Water has rights of access to its apparatus at all times. Surface Water Drainage As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy which states that discharge to a combined sewer shall only be made as a last resort. Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to a surface water drainage body in liaison with the Land Drainage Authority and/or Natural Resources Wales. It is therefore recommended that the developer consult with Neath Port Talbot Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, DCWW is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation. Please refer to further detailed advice relating to surface water management included in our attached Advice & Guidance note. In addition, please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system. Foul Water Drainage – Sewerage Network It appears the application does not propose to connect to the public sewer, and therefore Dwr Cymru Welsh Water has no further comments. However, should circumstances change and a connection to the public sewerage system/public sewage treatment works is preferred we must be re-consulted on this application.
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	You may need to apply to Dwr Cymru Welsh Water for any connection to the public sewer under Section 106 of the Water Industry Act 1991. However, if the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com. SEWAGE TREATMENT No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site. WATER SUPPLY We advise the applicant is to utilize existing connection to the watermain, however should a new water connection be required, we request the applicant to contact us to establish a suitable connection point. I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected. Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at developer.services@dwrcymru.com
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Response	Comments noted. The existing buildings on site are served by non mains drainage infrastructure and this will be utilised or upgraded as a result of the proposed redevelopment of these buildings. A SAB application will be submitted in due course to Neath Port Talbot Council.
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CADW	
No objection	
Comment	<u>Advice</u> The following comments are based on information made available to us as part of the pre-application consultation and we will review our comments when we are consulted on the final planning application. Our assessment of the pre-application is given below. We consider that the application is inadequately documented and we recommend that additional information is required to enable a balanced decision to be taken against Planning Policy Wales, Technical Advice Note 24 Historic Environment and associated guidance. Full details of the additional information that is required are explained in the below assessment. The national policy and Cadw's role in the planning process is set out in Annex A. <u>Assessment</u> <u>Scheduled Monuments</u> GM006 Neath Abbey & Gatehouse GM039 Neath Castle GM055 Mynydd y Gaer (Lower) Camp GM170 Carreg Hir Standing Stone, Pen-Rhiw-Tyn GM207 Court Herbert Cross & Grave Slab GM215 Neath Roman Site GM258 Blaen-Cwmbach Camp GM264 Cefn Morfydd Dyke & Earthwork GM277 Blaen-Cwmbach Earthwork GM389 Neath Abbey Ironworks GM394 Tennant Canal: Skewen Cutting and tramroad bridge GM395 Neath Abbey Ironworks Dam

	GM447 Glyncorrwg Mineral Railway (Parsons Folly) Section on Cefn Morfudd GM485 Tinplate works at Aberdulais Falls GM489 Ynysmaerdy Railway Incline GM505 Canal Boat at Aberdulais Basin GM506 Aberdulais Aqueduct GM635 Neath Abbey Ironworks Calcining Kilns This pre-planning application is for a visitor centre, extension, increased parking area and works at the Gnoll Estate Country Park, Fairyland, Neath, SA11 3BS. The above scheduled monuments are located inside 500m of the proposed development, but intervening topography, buildings and vegetation block all views between them. Consequently, the proposed development will have no impact on the settings of these scheduled monuments. <u>Registered Park and Garden</u> PGW(Gm)50(NEP) The Gnoll The proposals are located within the grade II* registered historic park and garden at The Gnoll, registered for the survival of its largely eighteenth-century landscape park, which is of great historic interest, in its original rural setting above Neath. It lies on the flank of the Vale of Neath, long famed for its picturesque beauty. The landscape of The Gnoll is exceptional for its combination of industrial and ornamental functions and for its strong visual relationship with the surrounding countryside. The eighteenth-century landscaping is of several phases, including an exceptionally interesting early transitional layout by Thomas Greening, in the style of Stephen Switzer, with formal and informal elements, including a (restored) formal cascade. The following phases include an outstanding informal cascade of the 1740s and the later eighteenth-century follies of a rock-hewn grotto and the Ivy Tower, which forms a prominent landmark in the Neath valley. Although the park's historic character has been somewhat diluted through the loss of the house and planting, most of its structural elements remain intact or have been restored or rebuilt.
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	We have read the Levelling Up Fund Stage 2 document by Hiraeth Architecture and, in principle, we are supportive of the proposals at The Gnoll. Comments on each element are as follows: The proposals for the Gnoll House ruins aim to reinstate the house as the central point in the park thus making it easier to read and interpret the designed landscape. Consolidation and repair will be carried out to conservation standards and new interpretation for the house ruins is intended, including the use of the cellars to provide an interpretive experience of the house. Further interpretation is proposed, including the introduction of stonework to show the footprint of the house, the reinstatement of the formal terraced garden, incorporating a performance space, the opening and interpretation of views, and the reinstatement of the former carriageway approach. All of which, if done sensitively and informed by a full understanding of the site's significance, will be very beneficial to the registered park and garden. Woodland management is briefly discussed in the Stage 2 document. We advise that estate woodland is managed to reflect and enhance historic character as well as for its biodiversity value. It is proposed to site an adventure play area in Fishpond Wood to be accessed from the main path that runs along the east side of Fishpond. The play elements will largely be constructed of timber and other natural materials to reduce impact on the woodland setting. The introduction of play equipment into this area will have an impact on the registered park and garden and therefore must be done very sensitively for it to be acceptable. Visibility of the play area in views across the registered park and garden should also be considered. In the section on arboriculture (p.70) the report states that trees of landscape and amenity value will be retained where possible to help maintain integrity and maturity of the landscape. This is welcome and we wish to see trees of historic significance to the designed landscape retained wherever possible. In contrast, it is sometimes desirable to remove
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	younger trees to reinstate views and/or enhance parkland features and enable further interpretation of the designed landscape. We particularly welcome the recommendation to include 'historic planting schemes to enhance the historic interpretation of Gnoll Park' (p.71). The appropriate choice of planting can greatly enhance the historic character of the registered park and garden and aid interpretation. It is proposed to demolish the existing visitor centre and build a new one on the same site. We are content with this approach which creates an opportunity to provide a building which sits well within the landscape and provides facilities to meet the needs of park users. The existing woodland provides a wooded backdrop to the building and its design allows good views across the Fishpond. However, we wonder whether some alterations to the proposed design would allow the structure to sit more comfortably in the landscape. It is not clear for example, how the steps/stepped seating 'knit' together, or whether this element would require handrails. It would be helpful to discuss further to develop a better understanding of how the design has evolved and how it would sit within the wider landscape. A schedule of repairs is proposed for Pond Cottage with a view to using the estate cottage as holiday accommodation (option 1) or as a tearoom (option 2). Both options provide a beneficial re-use for the cottage, with the tearoom option providing an alternative refreshment offer for park visitors whilst also seeking to retain as much of the existing building and character as possible. In addition to the re-use of Pond Cottage, it is proposed to provide pod structures within the former kitchen gardens, together with the redevelopment of former structures as lodges. To retain the historic fabric, the two existing walls to the gardens are to be retained. The buildings of the former service yard are to be repaired and repurposed as lodges, thus retaining the historic layout. Pods are proposed against boundary walls, reflecting the design of estate structures which may be found in a working kitchen garden. The pods will be mono pitched, lightweight structures. It is proposed to locate vehicle parking to serve the accommodation within the existing service
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	yard. It is noted that there are more pods proposed with option 2. As a reduction in the number of pods would reduce the amount of new development on previously undeveloped areas of the walled garden, it would be helpful to understand why this number of pods is proposed. Any forthcoming planning application will need to be supported by a Heritage Impact Assessment and the proposals must conform to Cadw's Conservation Principles, and we draw your attention to the paragraphs on new work and alteration: New work or alteration to an historic asset will normally only be acceptable if: a. the need for the work is fully justified; and b. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the asset; and c. the proposal would not materially harm the values of that asset, which, where appropriate, would be reinforced or further revealed; and d. the quality of design and execution must add value to the existing asset; and e. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, largely reversible or be designed not to prejudice alternative solutions in the future. We would be pleased to discuss any of the above and/or have another site visit to further develop the proposals for The Gnoll. Finally, there may also be undesignated historic assets that could be affected by the proposed development and, if you have not already done so, we would advise that you consult the Historic Environment Record held by the Glamorgan-Gwent Archaeological Trust www.ggat.org.uk
Response	Comments noted. The comments regarding lack of documentation will be addressed via the full planning application submission, with a Heritage Impact Statement included as one of the key supporting documents.

	In terms of the discrepancy in the pod numbers, the plan showing fewer number of pods is accompanied by Pond Cottage being used as visitor accommodation. The existing layout of Pond Cottage would be retained if it became accommodation. Having said all of this, the client wishes to pursue option 2 within the LUF document, by turning Pond Cottage into a tea room.
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Coal Authority	
No objection	
Comment	Thank you for your consultation letter of 18 May 2023 seeking the views of the Coal Authority on the above. The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, the Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas. The Coal Authority Response: I have reviewed the proposals and confirm that parts of the application site fall within the defined Development High Risk Area; therefore within these parts of the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application, specifically probable shallow coal mine workings associated with a thick coal seam outcrop. Voids and broken ground associated with such workings can pose a risk of ground instability and may give rise to the emission of mine gases. In considering the nature of the development proposed, and on the basis that parts of the site are within the defined Development High Risk Area, the planning application should be supported by a Coal Mining Risk Assessment, or equivalent, which will assess the risk to the development from coal mining legacy. The Coal Mining Risk Assessment needs to interpret the coal mining risks and should be based

	on and add to up-to-date information of past coal mining activities in relation to the application site. Coal Mining Reports are available from www.groundstability.com. The Coal Mining Risk Assessment should be prepared by a "competent body". Links to the relevant professional institutions of competent bodies can be found at: https://www.gov.uk/planning-applications-coal-mining-risk-assessments
Response	Comments noted. It is acknowledged that the site is within the development high risk area and a Coal Mining Risk Assessment will be submitted as part of the full planning application.

NRW	
No objection	
Comment	We have concerns with the application as proposed because inadequate information has been provided. To overcome these concerns, you should provide further information in your planning application regarding ecology and foul drainage. If this information is not provided, we may object to the planning application when formally consulted by the planning authority. Further details are provided below. We also advise that based on the information submitted to date, we would ask the planning authority to include a condition regarding pollution prevention on any planning permission granted. Without the inclusion of this condition by the planning authority we would be likely to object to the planning application. <i>Ecology</i> We have reviewed the report entitled '<i>Levelling Up Fund – Stage 2 Document – Gnoll Estate Country Park, Neath, Neath Port Talbot, SA11 3BS</i>' by Hiraeth Architecture, (undated). We recognise the large scale of the developments on site, which include works to the Gnoll House area, Pond Cottage and the Visitor Centre. We have not been provided with detailed

	plans at this stage, and we note that page 69 of the report states: <i>“To inform detailed design proposals, an extended Phase 1 habitat survey is being undertaken across areas that will be affected by the development. This supplements existing known information. The surveys are assessing the habitats currently present on site and identify any further surveys that are recommended. This will be supplemented by detailed analysis and mapping of key interventions including consideration of existing woodland structure, ground flora and shrub layers. This level of detail will ensure that proposals are fully integrated within their existing natural setting whilst sensitively managing and enhancing habitats and features. Such surveys will subsequently be completed to inform the proposed detailed designs, which will include appropriate landscape mitigation and compensation, and will be included with the planning application”.</i> As no ecological information has been submitted in support of the application at this stage, we are unable to provide comments on any impacts of the development on ecology. We will be able to comment once the ecological surveys have been submitted in support of any planning application. We note the Local Planning Authority’s (LPA) Ecologist is involved within the project; any surveys proposed should be discussed and agreed with them. Page 33 of the report notes that <i>“Early engagement has therefore been sought with Natural Resources Wales through Megan Price - Ecologist for Neath Port Talbot Council. This has looked to address both ecology and biodiversity in an integral manner as reflected in the subsequent proposals”</i>. It is unclear what this refers to as we have not received communication on this. <i>Foul Drainage</i> Details on foul drainage proposals have not been provided, however we note the Draft Planning Application Form shows that both package treatment plant and cess pit are selected. It also states that it is ‘unknown’ if proposals will connect to the existing drainage system(s) on site. Information on how foul drainage will be dealt with should be provided in support of any planning application.
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	Within the 'Approach to Groundwater Protection' guidance (issued by the Environment Agency in 2018 and adopted by Natural Resources Wales), Position Statement G6 states <i>"Natural Resources Wales does not encourage the use of cesspools or cesspits, other than in exceptional circumstances. A cesspool or cesspit is a sealed unit that is used for the storage of untreated sewage. There must be no discharge to the environment. Poorly managed cesspools and cesspits present a considerable risk of causing pollution, which can be difficult to monitor and correct"</i>. In addition, new developments proposing to use private drainage should follow the hierarchy within the Welsh Government Circular 008/2018 (July 2018). The Circular stresses the first presumption must be to provide a system of foul drainage discharging into a public sewer. Only where having taken into account the cost and/or practicability it can be shown to the satisfaction of the LPA that connection to a public sewer is not feasible, should non-mains foul sewage disposal solutions be considered. The use of cesspools/cesspits is discouraged. We refer you to paragraphs 2.3-2.8 in the Circular, which set out the approach to be followed. You should therefore demonstrate how they have followed the hierarchy within the Welsh Government Circular 008/2018 (July 2018). In exceptional circumstances, where a cesspool/cesspit can be justified, the Circular advises that a full and detailed consideration be given to the environmental criteria listed under paragraph 2.6. It is essential that any cesspit is installed correctly. Incorrectly maintained cesspools can cause pollution by contamination of the ground, groundwater and sometimes surface water. Any damage to the fabric of the cesspool, such as cracks or holes, is difficult to detect but needs to be rectified immediately in order to prevent pollution. The cesspit should meet the requirement of British Standard BS 6297. It should be fitted with a level warning device to indicate when the tank needs emptying. <i>Environmental Permit</i> If existing private drainage systems are utilised, you should ensure that the existing system(s) have sufficient capacity to accommodate any increase in flows from the proposed development.
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	Applicants wishing to operate a private sewerage system will need <i>either</i> to apply to us for an environmental permit <i>or</i> register with us for an exemption from the permit requirement. Septic tanks and small sewage treatment works that meet certain criteria may be registered as exempt. A step by step guide to registering an exemption can be found on our website. If a septic tank or private sewage treatment system is not eligible for an exemption, you will need to apply for an environmental permit, further details can be found here. Should a permit be required further information may be needed as part of that application process. You are therefore advised to contact us for pre-application advice at the earliest opportunity to try to ensure that there is no conflict between any planning permission granted and the permit requirements. Further details on how to access our pre-application advice service can be found here. It is important to note that a grant of planning permission does not guarantee that a permit will be granted. A proposal may be deemed unacceptable either because of environmental risk or because upon further investigation, a connection to mains sewer was feasible. Applicants are encouraged to ensure they have all the required permissions, consents, permits and any other approvals in place prior to commencement of works on the site. Where private sewage treatment/disposal facilities are utilised, they must be installed and maintained in accordance with British Standard 6297 and Approved Document H of the Building Regulations. We also refer the Applicant to Guidance for Pollution Prevention 4 on the NetRegs website, which provides further information. <i>Pollution Prevention</i> The site includes ponds and a series of minor watercourses, and due to the nature and scale of the development, there is a risk that pollution may occur during both construction and operational phases. We therefore advise that the following condition, securing a robust, site-specific Construction Environmental Management Plan (CEMP) detailing all pollution prevention measures, should be attached to any permission the LPA may grant.
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	Condition: No development including site clearance, shall commence until a site wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include: • Construction methods: details of materials, how waste generated will be managed; • General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain. • Biodiversity Management: details of tree and hedgerow protection; invasive species management; species and habitats protection, avoidance and mitigation measures. • Soil Management: details of topsoil strip, storage and amelioration for re-use. • CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures. • Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to minimise noise and vibration from piling activities, for example acoustic barriers; details of dust control measures; measures to control light spill and the conservation of dark skies. • Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use • Traffic Management: details of site deliveries, plant on site, wheel wash facilities • Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan. www.naturalresourceswales.gov.uk www.cyfoethnaturiolcymru.gov.uk Page 5 of 5 • Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details
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	• Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations. The CEMP shall be implemented as approved during the site preparation and construction phases of the development. Justification: A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development and implemented for the protection of the environment during construction. <i>Other Matters</i> Please note, if further information is prepared to support an application, it may be necessary for us to change our advice in line with the new information. Our comments above only relate specifically to matters included on our checklist, <i>Development Planning Advisory Service: Consultation Topics</i> (September 2018), which is published on our website. We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests. In addition to planning permission, you are advised to ensure all other permits/consents/licences relevant to the development are secured. Please refer to our website for further details. Further advice on the above matters could be provided prior to your planning application being submitted, however there would be a charge for this service. Additional details are available on our website.
Response	Comments noted. The project engineers will be conducting a non mains drainage assessment for each individual planning application where foul discharge is relevant. It is confirmed that a full suite of ecological surveys will be submitted as part of the planning application. A CEMP will be provided that addresses all matters raised in the Highways response.

NPTCBC Highways	
No objection	
Comment	No highway objection in principle to the proposal subject to any further submissions being in compliance with the following documents and address the comments/concerns below: • Neath Port Talbot County Borough Council - Parking Standards (Oct 2016). • Neath Port Talbot County Borough Council - Design Guide for Streets and Public Realm for Residential and Commercial Developments. • Planning Policy Wales Technical Advice Note 18: Transport • Schedule 3 of the Flood and Water Management Act (FWMA) 2010 requires surface water drainage for new developments to comply with Mandatory National Standards for Sustainable Drainage (SuDS). Reference to the Non-Statutory Ministerial National Standards and the CIRIA 753: The SuDS Manual is recommended. Welsh Government's Active Travel Guidance Concerns have been identified below 1. As part of the proposal it is stated that there will be an extension and increase to the existing visitor parking area, however the number of spaces, layout of parking area and any alterations to the access road have not been provided. The EV charging points should also be provided. 2. A Transport Impact Assessment is required in accordance with TAN 18. 3. Parking provision for Pond Cottage and the accommodation need to be shown, with 1 space per bedroom being provided. 4. Details of the access route from Cimla Road will need to be submitted to ensure the capacity to allow for additional vehicles. 5. No development shall commence (including any site clearance), until a Construction Environmental Management Plan has been

	submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction phases. The Statement shall provide for: a. Construction methods: details of the extent and phasing of development; details for the storage and management of plant and materials used in constructing the development b. Drainage: Details of drainage measures during construction phases to ensure that the drainage of any adjoining land, and land downstream is not interrupted or otherwise adversely affected by the development. c. General Site Management: i. details of the construction programme including timetable ii. details of site clearance iii. details for erection and maintenance of security hoarding including decorative displays and facilities for public viewing. d. Control of Nuisances: Wheel washing facilities and measures to control light spill. e. Traffic Management: i. details of site deliveries including routes of vehicles, plus delivery and construction times, taking into account the proximity of residential dwellings and any school(s) along the proposed route. It may be applicable to restrict vehicular access such as:- no deliveries in excess of 3.5 tonnes shall access or leave the site via any route during the hours of 8am to 9.30am
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	and 2.30pm to 4pm during school term times. ii. details for the loading and unloading of plant and materials; details for the parking of vehicles of site operatives and visitors iii. scheme for the erection of temporary/semi-temporary signage iv. The frequency and size of vehicles used to transport the waste material arising from the construction works; f. Hours of working on site, including specified hours for deliveries; details of restrictions to be applied during construction and demolition works (including timing, duration and frequency of works) to prevent noise or nuisance amenity issues to surrounding properties. g. Responsible Persons: details of the persons and bodies responsible for activities associated with the CEMP and emergency contact 6. SAB approval will be required prior to any work commencing. To commence work is a breach of SAB approval required under Paragraph 7 (1) Schedule 3 of the Flood and Water Management Act 2010 whereby legal action will be taken by the Authority under The Sustainable Drainage (Enforcement) (Wales) Order 2018. Guidance and applications can be found on https://www.npt.gov.uk/sab 7. Should any springs or ground water seepage be encountered the on site works in that area shall cease until a scheme for collection and disposal of the water has been submitted to and approved in writing by the Local Planning Authority. No ground water shall ever be discharged into the proposed drainage scheme.
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	8. There must be no interference, alteration or diversion of any ditch, watercourse, stream or culvert crossing or bordering the site, without prior consultation and agreement with the Authority. 9. Unless otherwise agreed in writing by the Local Planning Authority, foul water and surface water discharges shall be drained separately from the site. 10. No surface water or Land drainage run-off shall be allowed to connect, either directly or indirectly, to the public sewerage or Highway surface water system unless otherwise approved in writing by the Local Planning Authority. 11. Adequate provision shall be made for the drainage of the site, to ensure that the drainage of any adjoining land is not interrupted or otherwise adversely effected by the development during the life time of construction. <u>NOTES TO APPLICANT</u> <u>SAB</u> Please note that from 7th January 2019, all new developments of more than 1 house, or where a construction area is of 100m² or more, plus if the SAB authority believe that any redevelopment of land has significant surface water drainage implications. This will require sustainable drainage - built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers - to manage on-site surface water. More information is available in Schedule 3 of the Flood & Water Management Act 2010. These systems must be approved by the Council's Highway Development Control service acting in its SuDS Approving Body (SAB) role <u>before construction work begins</u>. In this respect it is essential that a developer of any such project gain SAB approval of its surface water drainage alongside any relevant planning permission. <u>You will not be allowed to start</u>
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	<u>construction until both permissions have been approved.</u> If you have not done so already, and your development would not fall into any of the relevant exceptions, you are therefore strongly encouraged to request further advice from the SAB. Involving the SAB Officers in pre-application discussions will allow for SuDS drainage matters (to ensure suitability of proposed SuDs design in line with national standards and adequate site layout) to be considered alongside the assessment of planning merits. There is an additional charge of £250 for this service. This can be as part of any agreed further pre-application submissions with the Planning Authority (recommended) or independently/ direct with the SAB. You are advised, however, that failing to engage in joint pre-application discussions has the potential to lead to delays and, most notably, the potential need to obtain further planning permission should any agreed SuDS design not be compliant with any relevant planning permission. Further details are available at www.npt.gov.uk/sab. <u>Active Travel</u> Development proposals must seek to maximise walking and cycling accessibility by prioritising the provision of appropriate on-site infrastructure and where necessary off-site infrastructure. Walking and cycling infrastructure and services should be prioritised and put in place from the outset, before people have moved in and travel patterns have been established, as per Planning Policy Wales, Edition 11 and Future Wales – the National Plan 2040. All new walking and cycling infrastructure should be built to standards set out in Welsh Government’s Active Travel Guidance and off-site infrastructure should link to (where possible) routes on Neath Port Talbot Council’s Active Travel Network Map. This shows where walking and cycling routes already exist (Existing Routes) and where upgrades or brand new routes are anticipated for the next 15 years (Future Routes) in built up areas. Further information on the Active Travel Guidance and Neath Port Talbot’s Active Travel Network Map can be found here: www.npt.gov.uk/activetravel.
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Response	The Local Highway Authority (LHA) comments are noted, the parking layout has evolved since the initial pre-application consultation and full details including layout, EV charging numbers, etc will be provided. A Transport Assessment/Statement will be submitted to accompany the full planning application. The parking requirements as set out in the adopted SPG are noted. In terms of the access route from Cimla Road, this aspect is to be scoped out with the LHA to establish whether traffic analysis is required to support the assessment to be submitted for full planning, A CTMP will be provided that addresses all matters raised in the LHA response. A SAB application will be submitted in due course to Neath Port Talbot Council. On the Active Travel point, we have been made aware that this is something NPT are keen to focus upon, therefore we have advised that the proposal ensures there is sufficient cycle provision provided as part of the whole scheme.
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Trunk Road Agency	
No objection	
Comment	I refer to your consultation of 18/05/2023 regarding the above pre-planning application and advise that the Welsh Government as highway authority for the A465 trunk would not issue a direction in respect to a future planning application.
Response	Comments noted. No response required.

HSE	
No objection	
Comment	The proposed development site which you have identified does not currently lie within the consultation

	distance (CD) of a major hazard site or major accident hazard pipeline; therefore at present HSE does not need to be consulted on any developments on this site. However, should there be a delay submitting a planning application for the proposed development on this site, you may wish to approach HSE again to ensure that there have been no changes to CDs in this area in the intervening period.
Response	Comments noted. No response required.

Mid and West Wales Fire and Rescue Service	
No objection	
Comment	I acknowledge receipt of the notification to the Mid and West Wales Fire and Rescue Authority in relation to the above application. The site plan/s of the above proposal has been examined and the Fire and Rescue Authority would wish the following comments to be brought to the attention of the planning committee/applicant. It is important that these matters are dealt with early on in any proposed development: • The Fire Authority has no comment to make on access for fire appliances or water supplies. • the Fire Authority has no objection to the proposed development and refers the Local Planning Authority to any current standing advice by the Fire Authority about the consultation. The developer should consider the need to provide adequate water supplies and vehicle access for firefighting purposes on the site and general guidance on this matter is given in the attached Furthermore, the applicant should be advised to contact the Local Authority Building Control Department, which is the responsible authority, when determining issues concerning means of warning and escape, internal fire spread (linings and structure), external fire spread, access and facilities for the Fire and Rescue Service, in accordance with the 2007 version of Approved Document B (Wales)
Response	Comments noted. No response required.

Response to other consultees

- 7.1 The following comments have been received following consultation with the 'other' consultees listed at paragraph 3.6. A full copy of the representations received can be reviewed at Appendix G. Please note that any personal data has been redacted for data protection purposes in accordance with the General Data Protection Regulation (GDPR).

Friends of Gnoll Park	
No objection	
Comment	In response to the pre-application consultation for the Gnoll Park Levelling Up Fund Proposals we would like to provide the following initial response, anticipating further comments to be provided for the consultation on the planning application. We welcome investment in the Gnoll Country Park, recognising that available resources have limited the work that has been able to delivered there over recent years. Whilst we support the principle of investment and ambition to further develop the site as a visitor destination, we do have a number of comments, as outlined below. <i>Ongoing Resources</i> The proposed development will inevitably lead to a need for increased staff and resources at the Park. At the moment, we feel that the park is understaffed, with a reduction in ranger posts meaning that management of the wider park (beyond the immediate vicinity of the visitor centre and main routes) is extremely limited. The proposals are not clear on the ongoing commitment for staff resources and we feel this should be addressed at this early stage, to ensure that the new infrastructure can be maintained adequately, without impacting on the work load of existing staff. <i>Community Involvement</i> The level of community involvement in working up detail of the scheme for the planning application is limited to date, therefore we welcome the opportunity to comment at this stage. There is reference to the public consultation that was done, however we consider that this was quite limited in scope, as it provided no opportunity for detailed comment on the proposals, over and above an indication of level of support for individual elements.

	We should stress that there has been no opportunity for the Friends of Gnoll Park to become involved in refining details of the plans, although we recognise, and welcome, earlier engagement that was undertaken as part of the LUF application process. In particular, we feel that it is important that the Neath Port Talbot Local Nature Partnership and Friends of Gnoll Park are involved in developing and confirming proposals that will address biodiversity, and other heritage, requirements. <i>Biodiversity and ecosystem resilience</i> The proposal sets out an ambition for biodiversity enhancement, alongside mitigation, which is welcomed. It is difficult to comment more fully on this element, given the lack of detail that is provided, however the range of measures that are proposed are felt to provide reasonable opportunity to meet the requirement for biodiversity net gain, provided a clear distinction is made between: • What is required for mitigation, with all reasonable efforts made to avoid loss of biodiversity • Compensation for what genuinely cannot be mitigated, and • What is required for enhancement, ensuring that compensation requirements are not presented as enhancement. In terms of the suggested enhancements, whilst recognising that these are not yet finalised, we do ask that consideration to be given to: • Exploration of all opportunities for enhancement through management of existing habitat BEFORE creation of new. The biodiversity potential at the Gnoll is largely unrealised and there is scope for restoration / enhancement of habitat without new planting / seeding. • With exception to some path edges / corners, there is very little species rich grassland habitat at the Gnoll, despite the extensive areas of amenity grassland which offer little value to biodiversity. Although there is a need for woodland management and enhancement, woodland habitats are well represented (in terms of extent) and the adjacent Brynau Woods initiative (Woodland Trust) is significantly increasing the woodland resource locally. Additional woodland creation, therefore, is not felt to be a priority for the Gnoll. • The 4th/ bottom pond (adjacent to Cimla Crescent, referred to as the Lower Pool in Figure 9, Landscape
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	Plan) is in urgent need of management, with high levels of siltation reducing its volume and extent, causing loss of bankside vegetation and contributing to significant nutrient enrichment and algal blooms. This pond would benefit greatly from inclusion in the compensation / enhancement measures to be provided. We anticipate that the biodiversity measures will be detailed more comprehensively for the planning application itself, and we look forward to commenting further at that stage. <i>Visitor Centre</i> The space that is to be provided for Friends of Gnoll Park is unclear. In development of the proposal for the LUF application, it was understood that secure storage provision for tools would be provided, however the text on page 90 gives an impression of having access to shared space, whilst there is no reference to any such space on the plans. Currently, Friends of Gnoll Park have access to a secure location within the proposed kitchen garden area, which will be lost as part of the development. Access to secure storage for our tools is vital for the running of the Friends volunteer activities and we ask that clarification is provided on this point for the planning application. The proposal sets out sustainability measures that will be adopted in terms of energy, also making reference to an intention to incorporate biodiversity features, all of which is welcomed. However, there is no detail, or ambition, set out for wider sustainability measures, such as waste reduction, provision of water refill stations, etc. There is currently a high level of usage of disposable material in the café and it's unclear whether the current design has the space / capacity to ensure that a more sustainable approach can be taken with the new building. We feel that sustainability should be central to any business model for the Gnoll going forward, and the design of the building (and all other proposals) should maximise any opportunities to achieve this.
Response	Comments noted. The matters relating to staff resourcing of the wider Park are not material planning considerations but have been brought to the attention of the applicants. The park has an existing management and maintenance regime which will continue following the completion of the development

	The project has been subject to both statutory and non-statutory public consultation where the views of the public, key stakeholders and statutory consultees have been sought. Notwithstanding this, the concerns as regards the scope and scale of this consultation have been brought to the attention of the applicants. A full suite of ecology reports produced by NPTCBC will be submitted for the full planning application, which will also include detail on biodiversity mitigation and enhancement Space has been factored in for the Friends of Gnoll Park, and the LUF document does not state that the existing secure location they have will be lost. The LUF document recognises the contribution of the Friends of Gnoll Park, and wishes to see them continue to positively contribute to the park.
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GGAT	
No objection	
Comment	We have consulted the regional Historic Environment Record (HER) and note the proposals are located in an area of very high archaeological potential. The park itself is a Grade II* listed formally designed parkland with its main phases of construction dating from the early 18th century through to the late 19th century (PGW(Gm)60), and includes numerous parkland features, Listed buildings and structures, and the site of the original mansion associated with the parkland. The Gnoll Estate can be dated back to the Evans family in the mid-16th century, but the visible mansion remains were built by Humphrey Mackworth in the early 18th century, extended in the late 18th century, but demolished in 1957 with only the foundation and cellars surviving. The formal gardens were developed by the Mackworth's in the early 18th century with the introduction of features from the French tradition, including a formal terrace, parterres and chestnut-tree avenue. In the 1720s Thomas Greening was engaged to redesign the grounds, with the introduction of new views, a ha-ha and cascades. Further features were added in the

	1730s and 1740s, including a grotto and gazebo, and other 18th century features include the Fishpond Cottage and Grade II listed Ivy Tower. During the 19th century tennis courts and a unique circular bowling green were added, and in the early 20th century white marble memorial gates were erected to commemorate World War 1. The surrounding parkland includes wide open areas, a 19th century arboretum, around 240 acres of woodland, and three main ponds. As such there is the definite potential to encounter/adversely affect archaeological remains during the course of any development or restoration works. Therefore, should a similar application to the one you have outlined be submitted we would be likely to recommend an archaeological desk-based assessment be carried out in the first instance. The assessment will further identify the archaeological potential of the site, as well as to determine any impact of the proposal on the archaeological resource, including setting. Such an exercise will need be conducted in accordance with the Chartered Institute for Archaeologists Standard and guidance for historic environment desk-based assessment (2014) and to an agreed written scheme of investigation (WSI). This is in accordance with Planning Policy Wales, Eleventh Edition February 2021, Paragraph 6.1.26 and Technical Advice Note 24, May 2017, Paragraphs 4.7-4.8. It should also be noted that, depending on the results of the assessment, further archaeological mitigation may be required, either pre or post-determination, as appropriate. Also, as the proposals are located within a Registered Park and Garden, Cadw should be consulted.
Response	Comments noted. It is confirmed that an archaeological desk-based assessment will be submitted as part of the full planning application. Cadw have been consulted as part of the pre-application, as evidenced in the previous section.

Secure By Design	
No objection	
Comment	South Wales Police have reviewed the following documents in relation to the above scheme of work at the Gnoll Estate Country Park, Neath; • Draft Application Form • Gnoll Park Levelling Up Funding Stage 2 Report • Site Location Plan-Extract • Site Location Plan The documents relate to a proposed scheme of work which will see the restoration and enhancement of The Gnoll Estate and Country Park. The Gnoll is a grade II designated park which is situated on steep-sided hill, or knoll, on the east of Neath. The proposals include; • Consolidation and repair works' to Gnoll House ruins, including cellars • Demolish and rebuild a Visitor Centre • Extension and increase of Visitor Parking area • Refurbishment and extension of Pond Cottage • Landscaping Works South Wales Police are very keen to work with the developers to provide advice and guidance in relation to Secured By Design. Constructing well designed places, buildings and communities that promote both sustainable communities and health and wellbeing is an objective that Secured by Design widely supports. However, it is imperative that they must also be safe, secure, and accessible. Mitigating the opportunities for crime is not only about reducing and preventing injury and crime, but it is also about building strong, cohesive, vibrant and participatory communities. Academic research findings have proven SBD to deliver significant crime reductions and cost efficiency savings for a wide range of stakeholders including local authorities, housing associations, landlords, residents and the police service. The police service continually re-evaluates the effectiveness of Secured by Design and

	responds to emerging crime trends and independent research findings, in conjunction with industry partners, as and when it is considered necessary and to protect the public from crime. It is worth noting that the “Protect Duty Bill” (Martyn’s Law) is currently going through various stages of Parliament and although it has not become law at this stage, it is likely to come into effect by 2024. The Protect Duty Bill will take a two-tiered approach as below; Standard- will drive good preparedness outcomes. Locations with a maximum occupancy of greater than 100 people at any time will be required to undertake low-cost, simple yet effective activities to improve protective security and preparedness. This will be achieved by accessing free awareness raising materials and development of a basic preparedness plan considering how best a location can respond to a terrorist event in their locale. Enhanced- focussed on high-capacity locations in recognition of the potential consequences of a successful attack. Locations with an occupancy of 800+ at any time will additionally be required to take forward a risk assessment and subsequently develop and implement a security plan. Enhanced Duty holders will be required to meet a reasonably practicable test. Premises will fall within scope of Martyn’s Law where “qualifying activities” take place. This will include activities such as entertainment, leisure, retail, food and drink, museums and galleries, sports grounds, public areas of local and central Government buildings (e.g., town halls), visitor attractions, temporary events, Places of Worship, health, and education. It is proposed that Martyn’s Law will apply to eligible locations which are either: a building (including collections of buildings used for the same purposes, e.g., a campus); or location/event (including a temporary event) that has a defined boundary, allowing capacity to be known. Eligible locations whose maximum occupancy meets the above specified thresholds will be then drawn into the relevant tier.
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	I make the following recommendations so that the Secured By Design Gold (SBD) Award can be achieved. I have based my recommendations on the proposed, likely or potential risks associated with this development and the current crime profile for the area. The below crime figures have been taken from the Police.UK website and relate to the "Neath North" Ward, for the 12 month period of May 2022 to April 2023. <table> <tr> <td>Anti-Social Behaviour</td><td>193</td></tr> <tr> <td>Burglary</td><td>34</td></tr> <tr> <td>Vehicle Crime</td><td>9</td></tr> <tr> <td>Criminal Damage and Arson</td><td>53</td></tr> <tr> <td>Other Theft</td><td>54</td></tr> <tr> <td>Violence and Sexual Offences</td><td>289</td></tr> <tr> <td>Public Order</td><td>124</td></tr> <tr> <td>Drugs</td><td>38</td></tr> <tr> <td>Bicycle Theft</td><td>3</td></tr> <tr> <td>Possession of Weapons</td><td>5</td></tr> <tr> <td>Robbery</td><td>2</td></tr> <tr> <td>Theft from the Person</td><td>4</td></tr> </table> Observations and Recommendations: There seems to be no mention of community safety or Secured By Design within the reports provided. It is recognised that the whole site is one of historical importance and is listed Grade II and that any improvements and changes to the site will be achieved with the agreement of CADW. It is however vital that community safety is taken into consideration at the design stage and that "Secured by Design" standards are used wherever possible. This will help to add to the sustainability of the scheme by making it a safe, well maintained site that will last long into the future. Gnoll House Ruins and Cellars The aim of the proposal is to reinstate the ruins of Gnoll House and its existing cellars, as a central point within the wider parkland. The cellars are to be re-purposed to provide an interpretive experience of the	Anti-Social Behaviour	193	Burglary	34	Vehicle Crime	9	Criminal Damage and Arson	53	Other Theft	54	Violence and Sexual Offences	289	Public Order	124	Drugs	38	Bicycle Theft	3	Possession of Weapons	5	Robbery	2	Theft from the Person	4
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Robbery	2																								
Theft from the Person	4																								

	house, together with a new educational facility which is to be situated below the original Drawing room and Library. Digital Media and Seating is to be provided and there will be lighting and heating throughout. Interactive, Virtual Reality Sets will be stored within this area. It is also proposed that the area of ruins will also be used as an outdoor performance space, with the potential for theatre and cinema events. Recommendations (i). Boundary Identification. 1. Defensible space using symbolic barriers e.g. pillars, rumble strip, or a change of road surface, i.e. colour or texture, must be built into the design to encourage a feeling of territoriality amongst users especially at the entrance to the development. 2. There must be a change of surface, i.e. colour or texture to identify public areas from private or semi-private areas. 3. In the case of the Lodges, each will require a clear boundary demarcation to promote a sense of privacy. More detailed information will be provided with a more detailed plan of the accommodation. REASON: To assist in differentiating from public and private space and reduce anti-social behaviour. (ii). Vehicle Access, Pedestrian Access and Control. Due to the potential for an outdoor theatre/cinema, event space, it is necessary to consider any potential conflict between vehicular access and that of pedestrians and visitors. The following recommendations need to be considered for the Gnoll House and Ruins – theatre/cinema etc, Visitor Centre and Accommodation area and any other areas where large groups of people can congregate. This will be in line with “Martyn’s Law”. 4. External barriers that conform to IWA 14 (PAS 68/69) should be put in place to provide a strengthened perimeter in order to prevent/control access to pedestrian areas/crowded places. Some
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	existing footpaths are wide enough for vehicles to be driven on. 5. Measures should be put in place that reduce the speed of vehicles approaching the main event spaces and buildings by means of bends, chicanes, or other traffic calming methods. These would be located in the areas of 'run up' to the buildings, or where large groups of persons congregate. Ideally vehicles would not be allowed to encroach within 30 meters of the build line. 6. Vehicle and pedestrian areas on site must be separated. REASON: To enhance the safety of pedestrian and vehicle users on the site. (iii). Vehicle parking. 7. The perimeter of vehicle parking areas must be clearly defined with the entrances/exits clearly marked. 8. The parking surfaces must be of good quality with parking bays clearly marked. 9. Vehicles should be directed by arrows to move in a circulatory direction and have clearly marked areas for pedestrians. 10. Parking areas must be well lit with the lighting meeting the relevant British Standard of BS 5489:2020 and complement the CCTV coverage. 11. There must be clear lines of sight across the parking bays and every bay must be protected by monitored CCTV. 12. The Car Park should be built to meet the Park Mark standards. Further information can be found on the following website www.britishparking.co.uk REASON: To prevent vehicle crime and enhance community safety. (iv). Doors and Access Control. 13. Securing the cellars when not in use is an important consideration. Where possible and if agreed by Cadw, any new doors should be PAS 24:2022 and should be accompanied by access control that is compatible (tested) with the door. Any
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	other locks that may be used should be "Sold Secure". 14. Access into the cellars should be supervised at all times. REASON: To prevent unauthorised access when not in use and to prevent Anti-Social Behaviour. (v). Storage of Valuable Equipment. 15. All valuable equipment must be stored in a lockable room/cabinet and the locks must be "Sold Secure". In the case of any Digital Media/Interactive VR Sets, it is worth considering that they are kept securely within the Visitor Centre. REASON: To prevent burglary and theft. (vi). Lighting. The proposal indicates that there will be provision of new lighting to the site. It is understood that there may be a need to create a balance between personal safety and the inherent ecological sensitivities of the site. However, with careful consideration of a lighting plan, it will still be possible to achieve SBD. 16. Lighting on the whole development must be effective and complement CCTV. 17. Lighting in all public spaces, must meet the British Standard 5489:2020. This will include areas such as the Visitor Centre, accommodation areas and car parks. 18. Bollard Lighting should only be considered for decorative purposes as they do not provide facial illumination. 19. Further information can be found on the SBD website www.securedbydesign/lightingagainstcrime. REASON: To enhance community safety. (vii). Landscaping and planting. The Country Park contains established woodlands and vistas that are to be protected and re-opened. These areas are to be managed by staff at the Park. It is worth noting that for any new landscaping schemes, poor landscape design proposals can compromise the safety and security of people and properties. Hiding places can be created and visibility significantly reduced if trees and shrubs are poorly
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	positioned, and species inappropriately chosen and maintained. This may increase the opportunity for crime and increase a person's sense of vulnerability, which ultimately will affect the level of use. 20. Overgrown shrubs and other thick barriers that are in close proximity to public areas must be avoided and clear sightlines must be maintained over long distances. 21. Windows and doors must not be obscured. 22. Landscaping features and trees in public areas must not have any foliage below 2 metres from the ground. 23. Trees and other landscaping features must not be positioned where they could create hiding/entrapment spaces, obscure signage and lighting or provide a potential climbing aid into properties. 24. Planting schemes should take into account growth rates, height and spread and regular maintenance should form part of a "Maintenance Plan". REASON: To enhance community safety. (viii). Visitor Centre. 25. Buildings should be orientated so that they overlook public space and neighbouring buildings to support informal oversight by those who use and visit the site. It is good to see that this has been taken into account. This will help to provide good, natural surveillance. 26. Walls constructed, for example of alloy sheeting with a sandwich of soft insulating material can be vulnerable to attack by chain saw etc. If such materials are to be used in respect of this development, the first 2 metres in height should be brickwork or materials of a similar strength. 27. Deep recesses or alcoves should be designed out and there should be clear lines of sight around a building. 28. The roofs of buildings must be solidly constructed and protected. Access to the roof areas must be made difficult. 29. Roof lights, where necessary, must be of a polycarbonate construction and secured by non-return screws. Roof glazing and service openings, where present should be protected.
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	30. External pipe work should be recessed into the fabric of the building. REASON: To prevent burglary and enhance community safety. (ix). Door security. 31. As the Visitor Centre is intended to be a new build, with no constraints from CADW, we recommend that all external doors fitted to building should, where possible, meet Secured by Design standards i.e. LPS 1175 SR2, PAS 24:2022 or equivalent. If this not possible the doors and windows should be manufactured and installed to Secured by Design standards and specifications. 32. Fire doors must have no external furniture fitted and be alarmed. 33. All vertical lift doors must be locked in place, internally and externally, when the units are unoccupied. 34. In respect of operating mechanisms external fittings must be avoided. Internal mechanisms must be secure and sited away from the door openings. 35. All glass in door panels or panels adjacent to doors should be laminated (7.4mm) with appropriate fixings. REASON: To prevent burglary. (x). Window security. 36. All vulnerable windows fitted, e.g. ground floor windows, windows above flat roofs, must meet the SBD standard i.e. PAS 24:2022 or equivalent and be third party tested and certificated. They should also have key operated window locks fitted. REASON: To prevent burglary. *** Please Note *** PAS 24:2022 was published by BSI and came into effect on 30 September 2022. This PAS supersedes PAS 24:2016, which has been withdrawn. There will be a transition period where SBD will be allowing both standards to run concurrently for a period of 24 months, ending on 30th September 2024. (xi). Access Control.
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	37. Access from public areas into private areas in, for example the offices, staff areas of the Café etc, must be controlled e.g. by proximity readers/fob access. 38. Rooms where valuable property or information is stored must be kept locked when unoccupied (As at point 6 above). REASON: To prevent theft. (xii). Intruder alarm system. 39. The Visitor Centre and any other buildings within the site, when unoccupied, should be alarmed. 40. All rooms, where valuable property/ information is stored, should be protected by an alarm system linked to a central control room. 41. Personal attack alarms linked to the alarm system should be installed in areas where staff are likely to be vulnerable e.g. reception areas, cash offices, accounts offices etc. REASON: To Prevent burglary. (xiii). Cash handling. 42. Cash handling areas must enjoy good natural surveillance, be installed within a solid brick surround and ideally have an outward opening air lock door system. REASON: To prevent theft. (xiv). Cycle Store. 43. Cycle Storage if there is to be any, must meet SBD standards. Further security information on Cycle Storage can be found on the Secured By Design website www.securedbydesign.com 44. Cycle stores must be protected by CCTV and appropriate lighting. REASON: This will ensure that such stores are only accessible to residents and will prevent burglary and theft of pedal cycles. (xv). Bin stores. 45. Bin stores must be secure areas and preferably located away from the main buildings to prevent arson attack.
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	REASON: To control and preserve the cleanliness of the area and prevent arson. (xvi). CCTV: Due to the nature and position of this site CCTV will be required. 46. The CCTV system must have a recording capability, using a format that is acceptable to the local police. The recorded images must be of evidential quality if intended for prosecution, i.e of recognition and identification standard. Normally this would require a full 'body shot' image of a suspect. It is recommended that fixed cameras are deployed at specific locations for the purpose of obtaining such identification shots. An operational requirement must take account of this fact and decisions made as to what locations around the building are suitable for obtaining this detail of image. The recording of vehicle licence plates may also be practical and useful. 47. CCTV systems must be installed to BS EN 50132-7:2012 CCTV surveillance systems for use in security applications. 48. CCTV systems may have to be registered with the Information Commissioner's Office (ICO) and be compliant with guidelines in respect to Data Protection and Human Rights legislation. Further information is available at this website: www.ico.gov.uk. 49. Signage that complies with the requirements of the ICO will also be required and placed in strategic locations around the site. Reason: To enhance security and community safety. (xvii). Pond Cottage and Kitchen Garden Accommodation. 50. See points 31 to 42 and 46. Further detailed advice can be provided once a detailed plan is provided. This is again a listed building and as such, any alterations made will be with the agreement of CADW. 51. In relation to the accommodation, see also Point 3 above. I would be happy to work with the developer to achieve the Secured By Design Gold Award. Any further detailed information can be found on the
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	Secured by Design website www.securedbydesign.com Please Note: For the Secured by Design Award to be made PAS 24 2016 doors and windows must be visibly and preferably permanently marked PAS 24 2016 and be third party tested and certificated. If the stickers are not visible, developers will be asked to produce a certificate to confirm that the model windows that have been installed, have been tested and certified by a third party and that they meet the required Secured By Design standards. Policy Support: • The Crime & Disorder Act 1998 created a statutory partnership between local authorities, the police and other key partners to work together in reducing crime and disorder in all aspects of their work. • Section 17 of the Act states: "It is the duty of the authority to exercise its various functions with due regard to the likely effect on crime and disorder in its area and the need to do all that it reasonably can to prevent crime and disorder." • TAN 12 Design. Para 5.17.1 "Local authorities are required to have due regard to crime and disorder prevention in the exercise of their functions under Section 17 of the Crime and Disorder Act 1998. Consideration should be given to practical ways in which the design of development can reduce opportunities for crime, disorder and anti-social behaviour." • Planning Policy Wales • 4.10.12 Local Authorities under Legal Obligation to consider the need to prevent and reduce crime and disorder..... • 8.2.1. – Transport – Provision of safe, convenient and well signed routes • 9.1.1. –Housing – Objective to provide homes that are in good condition, in safe neighbourhoods and sustainable communities • 9.1.2. Housing – Greater emphasis on quality, good design, and the creation of places to live that are safe and attractive
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Response	Comments noted. The comments have been noted and passed to the design team whom will aim to incorporate this feedback into the development proposals.
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Conclusion

- 8.1 Asbri Planning have been instructed by the Head of Property and Regeneration for Neath Port Talbot County Borough Council to prepare a PAC Report to demonstrate that appropriate pre-application consultation has been carried out in respect of full planning permission for the proposed development comprising demolition and rebuilding of existing visitor centre, extension and increase to existing visitor car parking area, refurbishment and potential extension works to Pond Cottage, consolidation and repair works to Gnoll House ruins, creation of education interpretation centre in Gnoll House Cellars, creation of visitor accommodation within Kitchen Garden area and associated infrastructure and landscape works at Gnoll Estate Country Park, Fairyland, Neath, SA11 3BS
- 8.2 This PAC Report is prepared in accordance with Part 1 Section 2F of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 ("the 2016 Order") and demonstrates how the applicant has complied with Section 61Z of the Town and Country Planning Act 1990 (as amended) ("the 1990 Act") and responded to the comments received from any interested party consulted under Section 61Z (3) or (4) of the 1990 Act.
- 8.3 As required by Sections 2C, 2D and 2E of the 2016 Order, the forthcoming application has been publicised, consulted upon and considered in accordance with the regulations.
- 8.4 Where appropriate, responses to comments received are provided in addition to details of any amendments to the application package/ proposal arising from the comments received.
- 8.5 In accordance with the above, it is considered that the requirements of Part 1 Section 2C, 2D, 2E and 2F of the 2016 Order have been satisfied.

Appendix A - Copy of Site Notice and map showing their location

Date: 18th May 2023

Our Ref: S23.117

«Add_1»

«Add_2»

«Add_3»

«Add_4»

«Add_5»

«Add_6_»

«Add_7»

Suite D,
1st Floor,
220 High Street,
Swansea,
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

Dear X,

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D

Proposed development comprising demolition and rebuilding of existing visitor centre, extension and increase to existing visitor car parking area, refurbishment and potential extension works to Pond Cottage, consolidation and repair works to Gnoll House ruins, 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

Purpose of this notice:

This notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Asbri Planning Ltd. gives notice that the Head of Property and Regeneration for Neath Port Talbot County Borough Council is intending to apply for full planning permission for proposed development comprising demolition and rebuilding of existing visitor centre, extension and increase to existing visitor car parking area, refurbishment and potential extension works to Pond Cottage, consolidation and repair works to Gnoll House ruins, creation of education interpretation centre in Gnoll House Cellars, creation of visitor accommodation within Kitchen Garden area and associated infrastructure and landscape works at Gnoll Estate Country Park, Fairyland, Neath, SA11 3BS.

You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

Online at www.asbriplanning.co.uk/statutory-pre-application-consultation. For those without access to the internet, computer facilities are available at Neath Library, Water Street, Neath, SA11 3EP. The library is open Monday-Friday 9.00-17.30 and Saturdays 9.00-16.00. The library is closed on Sundays.

Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW by 15th June 2023.

Yours sincerely,

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

Iwan Rowlands – Graduate Planner
Asbri Planning Ltd

Dyddiad: 18fed Mai 2023
Ein cyf: S23.117

Swit D,
Llawr 1af,
220 High Street,
Abertawe,
SA1 1NW

«Add_1»
«Add_2»
«Add_3»
«Add_4»
«Add_5»
«Add_6»
«Add_7»

Ffon: 01792 480535
www.asbriplanning.co.uk

Annwyl X,

CYHOEDDUSRWYDD AC YMGYNHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthygl 2C a 2D

Datblygiad arfaethedig sydd yn cynnwys dymchweliad ac ailadeiladu canolfan ymwelwyr presennol, estyniad a chynnydd i'r ardal parcio bresennol i ymwelwyr, adnewyddiad ac estyniad posibl Pond Cottage, atgyfnerthiad a gwaith atgyweirio i'r Gnoll House Ruins, creadigaeth canolfan dehongliad addysg yn Gnoll House Cellars, creadigaeth llety ymwelwyr o fewn ardal Kitchen Garden a gwaith isadeiledd a thirlunio cysylltiedig.

Parc Gwledig Ystad y Gnoll, Fairyland, Castell Nedd, SA11 3BS

Bwriad yr hysbysiad:

Mae'r hysbysiad yma yn rhoi cyfle i chi wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â'r datblygiad arfaethedig cyn i gais am ganiatâd cynllunio cael ei gyflwyno i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; bydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad yma ddim yn anafateisio eich hawl i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Mae Asbri Planning Ltd yn hysbysu bod y Pennaeth Eiddo ac Adfywio am Gyngor Bwrdeistref Sirol Castell-Nedd Port Talbot yn bwriadu gwneud cais am ganiatâd cynllunio llawn am ddatblygiad arfaethedig sydd yn cynnwys dymchweliad ac ailadeiladu canolfan ymwelwyr presennol, estyniad a chynnydd i'r ardal parcio bresennol i ymwelwyr, adnewyddiad ac estyniad posibl Pond Cottage, atgyfnerthiad a gwaith atgyweirio i'r Gnoll House Ruins, creadigaeth canolfan dehongliad addysg yn Gnoll House Cellars, creadigaeth llety ymwelwyr o fewn ardal Kitchen Garden a gwaith isadeiledd a thirlunio cysylltiedig ym Mharc Gwledig Ystad y Gnoll, Fairyland, Castell Nedd, SA11 3BS.

Mae modd i chi archwilio copïau o'r canlynol:

- y cais arfaethedig;
- y cynlluniau; a
- dogfennau ategol eraill

Gallwch ddod o hyd i gopïau electronig drwy fynd i www.asbriplanning.co.uk/statutory-pre-application-consultation. I'r rhai heb fynediad i'r rhyngwyd, mae cyfleusterau cyfrifiadurol ar gael yn Llyfrgell Castell Nedd, Stryd y Dŵr, Castell-nedd, SA11 3EP. Mae'r llyfrgell ar agor rhwng 9.00 – 17.30 ar ddydd Llun i ddydd Gwener, a rhwng 9.00-16.00 ar ddydd Sadwrn. Mae'r llyfrgell ar gau ar ddydd Sul.

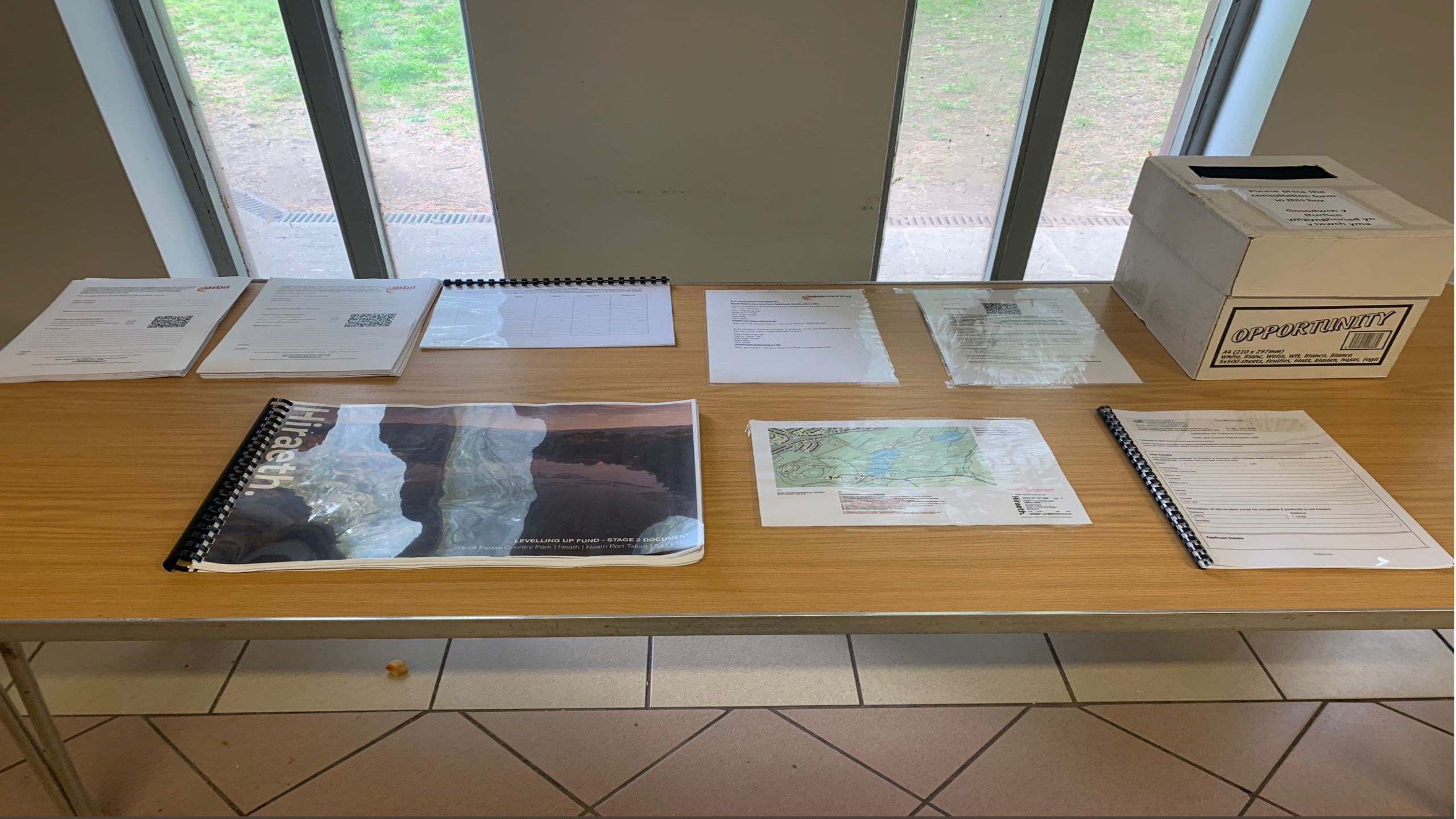
Dylai unrhyw un sydd yn dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig ysgrifennu at yr asiant drwy ebostio mail@asbriplanning.co.uk neu drwy ysgrifennu at Asbri Planning Ltd, Swit D, Llawr 1af, 220 High Street, Abertawe SA1 1NW erbyn 15fed o Fehefin 2023.

Yn gywir

A handwritten signature in black ink, reading 'Rowlands'. The signature is written in a cursive style with a horizontal line underneath the name.

Iwan Rowlands – Cynllunydd Graddedig
Asbri Planning Ltd





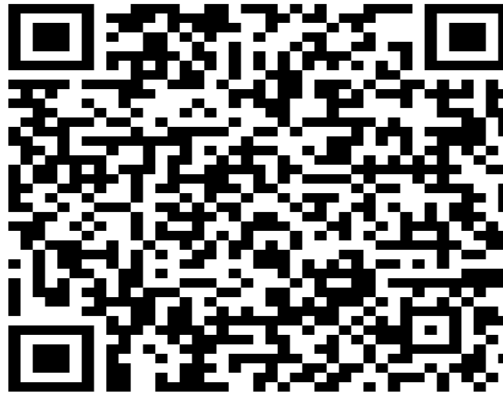
Appendix B - List of the addresses of
adjoining land owners and/or occupiers and
a copy of the draft letter issued

Owner/Occupier	Gnoll Bungalow	Cimla	Neath	SA11 3QJ
Owner/Occupier	Preswylfa Lodge	Cimla	Neath	SA11 3QL
Owner/Occupier	Preswylfa Farm	Cimla	Neath	SA11 3QL
Marjorie Dorothy Davies	Gnoll Bungalow	Cimla	Neath	SA11 3QJ
Alvine Price	Preswylfa Lodge	Cimla	Neath	SA11 3QL
Ian Phillip Williams and Elizabeth Helen Williams	Preswylfa Farm	Cimla	Neath	SA11 3QL

Date: 18th May 2023

Our Ref: S23.117

«Add_1»
«Add_2»
«Add_3»
«Add_4»
«Add_5»
«Add_6_»



Suite D,
1st Floor,
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Swansea,
SA1 1NW

Tel: 01792 480535
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Dear X,

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Town and Country Planning (Development Management Procedure) (Wales) Order 2012

SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D

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

Asbri Planning Ltd. has been commissioned by the Head of Property and Regeneration for Neath Port Talbot County Borough Council in respect of full planning permission for proposed development comprising demolition and rebuilding of existing visitor centre, extension and increase to existing visitor car parking area, refurbishment and potential extension works to Pond Cottage, consolidation and repair works to Gnoll House ruins, creation of education interpretation centre in Gnoll House Cellars, creation of visitor accommodation within Kitchen Garden area and associated infrastructure and landscape works at Gnoll Estate Country Park, Fairyland, Neath, SA11 3BS. As the scheme constitutes a major development, a pre-application consultation period is required in order to provide those who may be interested in the proposals with an opportunity to view the draft application package and express their views.

Purpose of this notice:

This notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

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- the proposed application;
- the plans; and
- other supporting documents

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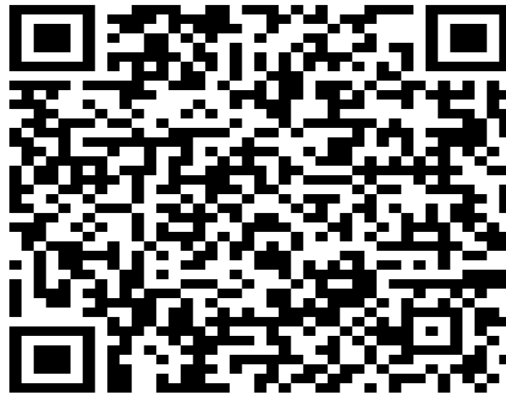
Yours sincerely,

A handwritten signature in black ink, reading 'Rowlands'. The signature is written in a cursive style with a horizontal line underneath the name.

Iwan Rowlands – Graduate Planner
Asbri Planning Ltd

Dyddiad: 18fed Mai 2023
Ein cyf: S23.117

«Add_1»
«Add_2»
«Add_3»
«Add_4»
«Add_5»
«Add_6_»
«Add_7»



Swit D,
Llawr 1af,
220 High Street,
Abertawe,
SA1 1NW

Ffon: 01792 480535
www.asbriplanning.co.uk

Annwyl X,

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthygl 2C & 2D

Datblygiad arfaethedig sydd yn cynnwys dymchweliad ac ailadeiladu canolfan ymwelwyr presennol, estyniad a chynnydd i'r ardal parcio bresennol i ymwelwyr, adnewyddiad ac estyniad posibl Pond Cottage, atgyfnerthiad a gwaith atgyweirio i'r Gnoll House Ruins, creadigaeth canolfan dehongliad addysg yn Gnoll House Cellars, creadigaeth llety ymwelwyr o fewn ardal Kitchen Garden a gwaith isadeiledd a thirlunio cysylltiedig.

Parc Gwledig Ystad y Gnoll, Fairyland, Castell Nedd, SA11 3BS

Mae Asbri Planning Ltd. wedi ei gomisiynu gan y Pennaeth Eiddo ac Adfywio am Gyngor Bwrdeistref Sirol Castell-Nedd Port Talbot i drefnu ymgynghoriad cyn gwneud cais cynllunio ynglyn â'r datblygiad arfaethedig sydd yn cynnwys dymchweliad ac ailadeiladu canolfan ymwelwyr presennol, estyniad a chynnydd i'r ardal parcio bresennol i ymwelwyr, adnewyddiad ac estyniad posibl Pond Cottage, atgyfnerthiad a gwaith atgyweirio i'r Gnoll House Ruins, creadigaeth canolfan dehongliad addysg yn Gnoll House Cellars, creadigaeth llety ymwelwyr o fewn ardal Kitchen Garden a gwaith isadeiledd a thirlunio cysylltiedig ym Mharc Gwledig Ystad y Gnoll, Fairyland, Castell Nedd, SA11 3BS. Gan bod y cynlluniau yn gyfystyr a datblygiad mawr, rhaid cynnal cyfnod o ymgynghori cyn cyflwyno cais. Mae hyn yn rhoi cyfle i'r rhai sydd yn dymuno, i edrych ar y cais sydd wedi ei ddrafftio a mynegi unrhyw farn.

Bwriad yr hysbysiad:

Mae'r hysbysiad yma yn rhoi cyfle i chi wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn i gais am ganiatâd cynllunio cael ei gyflwyno i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; bydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad yma ddim yn anfanteisio eich hawl i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Mae modd i chi archwilio copïau o'r canlynol:

- y cais arfaethedig;
- y cynlluniau; a
- dogfennau ategol eraill

Gallwch ddod o hyd i gopïau electronig drwy fynd i www.asbriplanning.co.uk/statutory-pre-application-consultation. I'r rhai heb fynediad i'r rhyngwyd, mae cyfleusterau cyfrifiadurol ar gael yn Llyfrgell Castell Nedd, Stryd y Dŵr, Castell-nedd, SA11 3EP. Mae'r llyfrgell ar agor rhwng 9.00 – 17.30 ar ddydd Llun i ddydd Gwener, a rhwng 9.00-16.00 ar ddydd Sadwrn. Mae'r llyfrgell ar gau ar ddydd Sul.

Dylai unrhyw sydd yn dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig ysgrifennu at yr asiant drwy ebostio mail@asbriplanning.co.uk neu drwy ysgrifennu at Asbri Planning Ltd, Swit D, Llawr 1af, 220 High Street, Abertawe SA1 1NW erbyn 15fed o Fehefin 2023.

Yn gywir

A handwritten signature in black ink, reading 'Rowlands', with a horizontal line underneath the name.

Iwan Rowlands – Cynllunydd Graddedig
Asbri Planning Ltd

Appendix C - Screenshot of the Asbri Planning Website



029 2073 2652

ABOUT US

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GNOLL ESTATE COUNTRY PARK, FAIRYLAND, NEATH,

[Home](#) » [Consultations](#) » [Statutory Pre-Application Consultation](#) » [Gnoll Estate Country Park, Fairyland, Neath,](#)

GNOLL ESTATE COUNTRY PARK, FAIRYLAND, NEATH,



Asbri Planning Ltd. has been commissioned by the Head of Property and Regeneration for Neath Port Talbot County Borough Council to undertake pre-application consultation in respect of the full planning application for proposed development comprising demolition and rebuilding of existing visitor centre, extension and increase to existing visitor car parking area, refurbishment and potential extension works to Pond Cottage, consolidation and repair works to Gnoll House ruins, creation of education interpretation centre in Gnoll House Cellars, creation of visitor accommodation within Kitchen Garden area and associated infrastructure and landscape works at Gnoll Estate Country Park, Fairyland, Neath, SA11 3BS.

We give notice that the Head of Property and Regeneration for Neath Port Talbot County Borough Council is intending to apply to Neath Port Talbot County Borough Council for the following development;

Proposed development comprising demolition and rebuilding of existing visitor centre, extension and increase to existing visitor car parking area, refurbishment and potential extension works to Pond Cottage, consolidation and repair works to Gnoll House ruins, creation of education interpretation centre in Gnoll House Cellars, creation of visitor accommodation within Kitchen Garden area and associated infrastructure and landscape works

Prior to formal submission to the Local Planning Authority and in accordance with the requirements set out in Part 1A of the Town & Country Planning (Development Management Procedure) (Wales) Order 2012 (As Amended), the proposal will be subject to pre-application consultation.

All relevant drawings, reports and supplementary supporting documents are made available for inspection and review online below. If you are unable to access the documents electronically you may request copies of this information by emailing mail@asbriplanning.co.uk.

Anyone who wishes to make representations about this proposed development must do so by 15th June 2023. We would encourage you to e-mail these to mail@asbriplanning.co.uk, alternatively please download the [attached form](#) and send them to; Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW

Mae Asbri Planning Ltd wedi cael ei gomisiynu gan Bennaeth Eiddo ac Adfywio am Gyngor Bwrdeistref Sirol Castell-Nedd Port Talbot i drefnu ymgynghoriad cyn gwneud cais cynllunio llawn am ddatblygiad arfaethedig sydd yn cynnwys dymchweliad ac ailadeiladu canolfan ymwelwyr presennol, estyniad a chynnydd i'r ardal parcio bresennol i ymwelwyr, adnewyddiad ac estyniad posibl Pond Cottage, atgyfnerthiad a gwaith atgyweirio i'r Gnoll House Ruins, creadigaeth canolfan dehongliad addysg yn Gnoll House Cellars, creadigaeth llety ymwelwyr o fewn ardal Kitchen Garden a gwaith isadeiledd a thirlunio cysylltiedig ym Mharc Gwledig Ystad y Gnoll, Fairyland, Castell Nedd, SA11 3BS.

Rydym yn hysbysu bod y Pennaeth Eiddo ac Adfywio am Gyngor Bwrdeistref Sirol Castell-Nedd Port Talbot yn bwriadu cyflwyno cais cynllunio i Gyngor Bwrdeistref Sirol Castell-nedd Port Talbot ar gyfer y datblygiad canlynol:

Datblygiad arfaethedig sydd yn cynnwys dymchweliad ac ailadeiladu canolfan ymwelwyr presennol, estyniad a chynnydd i'r ardal parcio bresennol i ymwelwyr, adnewyddiad ac estyniad posibl Pond Cottage, atgyfnerthiad a gwaith atgyweirio i'r Gnoll House Ruins, creadigaeth canolfan dehongliad addysg yn Gnoll House Cellars, creadigaeth llety ymwelwyr o fewn ardal Kitchen Garden a gwaith isadeiledd a thirlunio cysylltiedig.

Cyn cyflwyno'r cais yn ffurfiol i'r Awdurdod Cynllunio Lleol ac yn unol a gofynion Rhan 1A o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, (Wedi diwygio), bydd y cais yn destun ymgynghoriad cyn gwneud cais cynllunio.

Talbot yn bwriadu cyflwyno cais cynllunio i Gyngor Bwrdeistref Sirol Castell-nedd Port Talbot ar gyfer y datblygiad canlynol:

Datblygiad arfaethedig sydd yn cynnwys dymchweliad ac ailadeiladu canolfan ymwelwyr presennol, estyniad a chynnydd i'r ardal parcio bresennol i ymwelwyr, adnewyddiad ac estyniad posibl Pond Cottage, atgyfnerthiad a gwaith atgyweirio i'r Gnoll House Ruins, creadigaeth canolfan dehongliad addysg yn Gnoll House Cellars, creadigaeth llety ymwelwyr o fewn ardal Kitchen Garden a gwaith isadeiledd a thirlunio cysylltiedig.

Cyn cyflwyno'r cais yn ffurfiol i'r Awdurdod Cynllunio Lleol ac yn unol a gofynion Rhan 1A o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, (Wedi diwygio), bydd y cais yn destun ymgynghoriad cyn gwneud cais cynllunio.

Mae'r cynlluniau, adroddiadau a dogfennau ategol ar gael i'w harchwilio a'u hadolygu ar-lein, isod. I'r rhai heb fynediad i'r rhyngwyd, gallwch ofyn am gopïau electronig o'r wybodaeth yma trwy ddanfon ebost i mail@asbriplanning.co.uk. Dylai unrhyw un sydd yn dymuno gwneud sylwadau ynglŷn a'r datblygiad arfaethedig ysgrifennu at yr asiant erbyn 15fed o Fehefin 2023, drwy ebostio mail@asbriplanning.co.uk neu gallwch lawrlwytho y [ffurflen sydd wedi ei atodi](#), a'i ddanfon i:

Asbri Planning Ltd, Swit D, Llawr 1af, 220 High Street, Abertawe SA1 1NW

Supporting Documents

[Draft Application Forms](#)

[Gnoll Park Levelling Up Funding Stage 2 Report](#)

Plans

[Site Location Plan - Extract](#)

[Site Location Plan](#)

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Website developed by [spindogs](#)®

Appendix D - Copy of all notices issued to community consultees (Schedule 1B)

Date: 18th May 2023

Our Ref: S23.117

Local Member

Cllr Tim Bowen

cllr.t.bowen@neath-porttalbot.gov.uk

Dear Sir/Madam

Suite D,
1st Floor,
220 High Street,
Swansea,
SA1 1NW

Tel: 01792 480535

www.asbriplanning.co.uk

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D

Proposed development comprising demolition and rebuilding of existing visitor centre, extension and increase to existing visitor car parking area, refurbishment and potential extension works to Pond Cottage, consolidation and repair works to Gnoll House ruins, 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

Purpose of this notice:

This notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Asbri Planning Ltd. gives notice that the Head of Property and Regeneration for Neath Port Talbot County Borough Council is intending to apply for full planning permission for proposed development comprising demolition and rebuilding of existing visitor centre, extension and increase to existing visitor car parking area, refurbishment and potential extension works to Pond Cottage, consolidation and repair works to Gnoll House ruins, creation of education interpretation centre in Gnoll House Cellars, creation of visitor accommodation within Kitchen Garden area and associated infrastructure and landscape works at Gnoll Estate Country Park, Fairyland, Neath, SA11 3BS.

You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

Online at www.asbriplanning.co.uk/statutory-pre-application-consultation. For those without access to the internet, computer facilities are available at Neath Library, Water Street, Neath, SA11 3EP. The library is open Monday-Friday 9.00-17.30 and Saturdays 9.00-16.00. The library is closed on Sundays.

Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW by 15th June 2023.

Yours sincerely,



Iwan Rowlands – Graduate Planner | Asbri Planning Ltd

Dyddiad: 18fed Mai 2023
Ein cyf: S23.117

Local Member
Cllr Tim Bowen
cllr.t.bowen@neath-porttalbot.gov.uk

Annwyl Syr/madam

Swit D,
Llawr 1af,
220 High Street,
Abertawe,
SA1 1NW

Ffon: 01792 480535
www.asbriplanning.co.uk

CYHOEDDUSRWYDD AC YMGYNHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthygl 2C a 2D

Datblygiad arfaethedig sydd yn cynnwys dymchweliad ac ailadeiladu canolfan ymwelwyr presennol, estyniad a chynnydd i'r ardal parcio bresennol i ymwelwyr, adnewyddiad ac estyniad posibl Pond Cottage, atgyfnerthiad a gwaith atgyweirio i'r Gnoll House Ruins, creadigaeth canolfan dehongliad addysg yn Gnoll House Cellars, creadigaeth llety ymwelwyr o fewn ardal Kitchen Garden a gwaith isadeiledd a thirlunio cysylltiedig.

Parc Gwledig Ystad y Gnoll, Fairyland, Castell Nedd, SA11 3BS

Bwriad yr hysbysiad:

Mae'r hysbysiad yma yn rhoi cyfle i chi wneud sylwadau yn uniongyrchol i'r datblygwyr ynglŷn â'r datblygiad arfaethedig cyn i gais am ganiatâd cynllunio cael ei gyflwyno i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; bydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad yma ddim yn anafanteisio eich hawl i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Mae Asbri Planning Ltd yn hysbysu bod y Pennaeth Eiddo ac Adfywio am Gyngor Bwrdeistref Sirol Castell-Nedd Port Talbot yn bwriadu gwneud cais am ganiatâd cynllunio llawn am ddatblygiad arfaethedig sydd yn cynnwys dymchweliad ac ailadeiladu canolfan ymwelwyr presennol, estyniad a chynnydd i'r ardal parcio bresennol i ymwelwyr, adnewyddiad ac estyniad posibl Pond Cottage, atgyfnerthiad a gwaith atgyweirio i'r Gnoll House Ruins, creadigaeth canolfan dehongliad addysg yn Gnoll House Cellars, creadigaeth llety ymwelwyr o fewn ardal Kitchen Garden a gwaith isadeiledd a thirlunio cysylltiedig ym Mharc Gwledig Ystad y Gnoll, Fairyland, Castell Nedd, SA11 3BS.

Mae modd i chi archwilio copïau o'r canlynol:

- y cais arfaethedig;
- y cynlluniau; a
- dogfennau ategol eraill

Gallwch ddod o hyd i gopïau electronig drwy fynd i www.asbriplanning.co.uk/statutory-pre-application-consultation. I'r rhai heb fynediad i'r rhyngwyd, mae cyfleusterau cyfrifiadurol ar gael yn Llyfrgell Castell Nedd, Stryd y Dŵr, Castell-nedd, SA11 3EP. Mae'r llyfrgell ar agor rhwng 9.00 – 17.30 ar ddydd Llun i ddydd Gwener, a rhwng 9.00-16.00 ar ddydd Sadwrn. Mae'r llyfrgell ar gau ar ddydd Sul.

Dylai unrhyw un sydd yn dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig ysgrifennu at yr asiant drwy ebostio mail@asbriplanning.co.uk neu drwy ysgrifennu at Asbri Planning Ltd, Swit D, Llawr 1af, 220 High Street, Abertawe SA1 1NW erbyn 15fed o Fehefin 2023.

Yn gywir



Iwan Rowlands – Cynllunydd Graddedig | Asbri Planning Ltd

Date: 18th May 2023

Our Ref: S23.117

Local Member
Cllr Jeremy Hurley
cllr.j.j.hurley@npt.gov.uk

Suite D,
1st Floor,
220 High Street,
Swansea,
SA1 1NW

Tel: 01792 480535

www.asbriplanning.co.uk

Dear Sir/Madam

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D

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Purpose of this notice:

This notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Asbri Planning Ltd. gives notice that the Head of Property and Regeneration for Neath Port Talbot County Borough Council is intending to apply for full planning permission for proposed development comprising demolition and rebuilding of existing visitor centre, extension and increase to existing visitor car parking area, refurbishment and potential extension works to Pond Cottage, consolidation and repair works to Gnoll House ruins, creation of education interpretation centre in Gnoll House Cellars, creation of visitor accommodation within Kitchen Garden area and associated infrastructure and landscape works at Gnoll Estate Country Park, Fairyland, Neath, SA11 3BS.

You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

Online at www.asbriplanning.co.uk/statutory-pre-application-consultation. For those without access to the internet, computer facilities are available at Neath Library, Water Street, Neath, SA11 3EP. The library is open Monday-Friday 9.00-17.30 and Saturdays 9.00-16.00. The library is closed on Sundays.

Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW by 15th June 2023.

Yours sincerely,



Iwan Rowlands – Graduate Planner | Asbri Planning Ltd

Dyddiad: 18fed Mai 2023
Ein cyf: S23.117

Local Member
Cllr Jeremy Hurley
cllr.j.j.hurley@npt.gov.uk

Annwyl Syr/madam

Swit D,
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Ffon: 01792 480535
www.asbriplanning.co.uk

CYHOEDDUSRWYDD AC YMGYNHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthygl 2C a 2D

Datblygiad arfaethedig sydd yn cynnwys dymchweliad ac ailadeiladu canolfan ymwelwyr presennol, estyniad a chynnydd i'r ardal parcio bresennol i ymwelwyr, adnewyddiad ac estyniad posibl Pond Cottage, atgyfnerthiad a gwaith atgyweirio i'r Gnoll House Ruins, creadigaeth canolfan dehongliad addysg yn Gnoll House Cellars, creadigaeth llety ymwelwyr o fewn ardal Kitchen Garden a gwaith isadeiledd a thirlunio cysylltiedig.

Parc Gwledig Ystad y Gnoll, Fairyland, Castell Nedd, SA11 3BS

Bwriad yr hysbysiad:

Mae'r hysbysiad yma yn rhoi cyfle i chi wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â'r datblygiad arfaethedig cyn i gais am ganiatâd cynllunio cael ei gyflwyno i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; bydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad yma ddim yn anafanteisio eich hawl i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

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Yn gywir



Iwan Rowlands – Cynllunydd Graddedig | Asbri Planning Ltd

Date: 18th May 2023

Our Ref: S23.117

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Parc Gwledig Ystad y Gnoll, Fairyland, Castell Nedd, SA11 3BS

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Mae modd i chi archwilio copïau o'r canlynol:

- y cais arfaethedig;
- y cynlluniau; a
- dogfennau ategol eraill

Gallwch ddod o hyd i gopïau electronig drwy fynd i www.asbriplanning.co.uk/statutory-pre-application-consultation. I'r rhai heb fynediad i'r rhyngwyd, mae cyfleusterau cyfrifiadurol ar gael yn Llyfrgell Castell Nedd, Stryd y Dŵr, Castell-nedd, SA11 3EP. Mae'r llyfrgell ar agor rhwng 9.00 – 17.30 ar ddydd Llun i ddydd Gwener, a rhwng 9.00-16.00 ar ddydd Sadwrn. Mae'r llyfrgell ar gau ar ddydd Sul.

Dylai unrhyw un sydd yn dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig ysgrifennu at yr asiant drwy ebostio mail@asbriplanning.co.uk neu drwy ysgrifennu at Asbri Planning Ltd, Swit D, Llawr 1af, 220 High Street, Abertawe SA1 1NW erbyn 15fed o Fehefin 2023.

Yn gywir



Iwan Rowlands – Cynllunydd Graddedig | Asbri Planning Ltd

Date: 18th May 2023

Our Ref: S23.117

Local Member
Cllr Andy Lodwig
cllr.a.lodwig@neath-porttalbot.gov.uk

Suite D,
1st Floor,
220 High Street,
Swansea,
SA1 1NW

Tel: 01792 480535

www.asbriplanning.co.uk

Dear Sir/Madam

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D

Proposed development comprising demolition and rebuilding of existing visitor centre, extension and increase to existing visitor car parking area, refurbishment and potential extension works to Pond Cottage, consolidation and repair works to Gnoll House ruins, 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

Purpose of this notice:

This notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Asbri Planning Ltd. gives notice that the Head of Property and Regeneration for Neath Port Talbot County Borough Council is intending to apply for full planning permission for proposed development comprising demolition and rebuilding of existing visitor centre, extension and increase to existing visitor car parking area, refurbishment and potential extension works to Pond Cottage, consolidation and repair works to Gnoll House ruins, creation of education interpretation centre in Gnoll House Cellars, creation of visitor accommodation within Kitchen Garden area and associated infrastructure and landscape works at Gnoll Estate Country Park, Fairyland, Neath, SA11 3BS.

You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

Online at www.asbriplanning.co.uk/statutory-pre-application-consultation. For those without access to the internet, computer facilities are available at Neath Library, Water Street, Neath, SA11 3EP. The library is open Monday-Friday 9.00-17.30 and Saturdays 9.00-16.00. The library is closed on Sundays.

Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW by 15th June 2023.

Yours sincerely,



Iwan Rowlands – Graduate Planner | Asbri Planning Ltd

Dyddiad: 18fed Mai 2023
Ein cyf: S23.117

Local Member
Cllr Andy Lodwig
cllr.a.lodwig@neath-porttalbot.gov.uk

Annwyl Syr/madam

Swit D,
Llawr 1af,
220 High Street,
Abertawe,
SA1 1NW

Ffon: 01792 480535
www.asbriplanning.co.uk

CYHOEDDUSRWYDD AC YMGYNHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthygl 2C a 2D

Datblygiad arfaethedig sydd yn cynnwys dymchweliad ac ailadeiladu canolfan ymwelwyr presennol, estyniad a chynnydd i'r ardal parcio bresennol i ymwelwyr, adnewyddiad ac estyniad posibl Pond Cottage, atgyfnerthiad a gwaith atgyweirio i'r Gnoll House Ruins, creadigaeth canolfan dehongliad addysg yn Gnoll House Cellars, creadigaeth llety ymwelwyr o fewn ardal Kitchen Garden a gwaith isadeiledd a thirlunio cysylltiedig.

Parc Gwledig Ystad y Gnoll, Fairyland, Castell Nedd, SA11 3BS

Bwriad yr hysbysiad:

Mae'r hysbysiad yma yn rhoi cyfle i chi wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â'r datblygiad arfaethedig cyn i gais am ganiatâd cynllunio cael ei gyflwyno i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; bydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad yma ddim yn anafanteisio eich hawl i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Mae Asbri Planning Ltd yn hysbysu bod y Pennaeth Eiddo ac Adfywio am Gyngor Bwrdeistref Sirol Castell-Nedd Port Talbot yn bwriadu gwneud cais am ganiatâd cynllunio llawn am ddatblygiad arfaethedig sydd yn cynnwys dymchweliad ac ailadeiladu canolfan ymwelwyr presennol, estyniad a chynnydd i'r ardal parcio bresennol i ymwelwyr, adnewyddiad ac estyniad posibl Pond Cottage, atgyfnerthiad a gwaith atgyweirio i'r Gnoll House Ruins, creadigaeth canolfan dehongliad addysg yn Gnoll House Cellars, creadigaeth llety ymwelwyr o fewn ardal Kitchen Garden a gwaith isadeiledd a thirlunio cysylltiedig ym Mharc Gwledig Ystad y Gnoll, Fairyland, Castell Nedd, SA11 3BS.

Mae modd i chi archwilio copïau o'r canlynol:

- y cais arfaethedig;
- y cynlluniau; a
- dogfennau ategol eraill

Gallwch ddod o hyd i gopïau electronig drwy fynd i www.asbriplanning.co.uk/statutory-pre-application-consultation. I'r rhai heb fynediad i'r rhyngwyd, mae cyfleusterau cyfrifiadurol ar gael yn Llyfrgell Castell Nedd, Stryd y Dŵr, Castell-nedd, SA11 3EP. Mae'r llyfrgell ar agor rhwng 9.00 – 17.30 ar ddydd Llun i ddydd Gwener, a rhwng 9.00-16.00 ar ddydd Sadwrn. Mae'r llyfrgell ar gau ar ddydd Sul.

Dylai unrhyw un sydd yn dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig ysgrifennu at yr asiant drwy ebostio mail@asbriplanning.co.uk neu drwy ysgrifennu at Asbri Planning Ltd, Swit D, Llawr 1af, 220 High Street, Abertawe SA1 1NW erbyn 15fed o Fehefin 2023.

Yn gywir



Iwan Rowlands – Cynllunydd Graddedig | Asbri Planning Ltd

Date: 6th June 2023

Our Ref: S23.117

Neath Town Council
clerk@neathtowncouncil.gov.uk

Suite D,
1st Floor,
220 High Street,
Swansea,
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

Dear Sir/Madam,

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D

Proposed development comprising demolition and rebuilding of existing visitor centre, extension and increase to existing visitor car parking area, refurbishment and potential extension works to Pond Cottage, consolidation and repair works to Gnoll House ruins, 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

Purpose of this notice:

This notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Asbri Planning Ltd. gives notice that the Head of Property and Regeneration for Neath Port Talbot County Borough Council is intending to apply for full planning permission for proposed development comprising demolition and rebuilding of existing visitor centre, extension and increase to existing visitor car parking area, refurbishment and potential extension works to Pond Cottage, consolidation and repair works to Gnoll House ruins, creation of education interpretation centre in Gnoll House Cellars, creation of visitor accommodation within Kitchen Garden area and associated infrastructure and landscape works at Gnoll Estate Country Park, Fairyland, Neath, SA11 3BS.

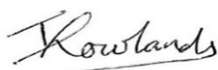
You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

Online at www.asbriplanning.co.uk/statutory-pre-application-consultation. For those without access to the internet, computer facilities are available at Neath Library, Water Street, Neath, SA11 3EP. The library is open Monday-Friday 9.00-17.30 and Saturdays 9.00-16.00. The library is closed on Sundays.

Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW by 4th July 2023.

Yours sincerely



Iwan Rowlands – Graduate Planner Asbri Planning Ltd

Dyddiad: 6ed Mehefin 2023
Ein cyf: S23.117

Neath Town Council
clerk@neathtowncouncil.gov.uk

Swit D,
Llawr 1af,
220 High Street,
Abertawe,
SA1 1NW

Ffon: 01792 480535
www.asbriplanning.co.uk

Annwyl Syr/Madam,

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthygl 2C a 2D

Datblygiad arfaethedig sydd yn cynnwys dymchweliad ac ailadeiladu canolfan ymwelwyr presennol, estyniad a chynnydd i'r ardal parcio bresennol i ymwelwyr, adnewyddiad ac estyniad posibl Pond Cottage, atgyfnerthiad a gwaith atgyweirio i'r Gnoll House Ruins, creadigaeth canolfan dehongliad addysg yn Gnoll House Cellars, creadigaeth llety ymwelwyr o fewn ardal Kitchen Garden a gwaith isadeiledd a thirlunio cysylltiedig.

Parc Gwledig Ystad y Gnoll, Fairyland, Castell Nedd, SA11 3BS

Bwriad yr hysbysiad:

Mae'r hysbysiad yma yn rhoi cyfle i chi wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â'r datblygiad arfaethedig cyn i gais am ganiatâd cynllunio cael ei gyflwyno i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; bydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad yma ddim yn anafateisio eich hawl i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Mae Asbri Planning Ltd yn hysbysu bod y Pennaeth Eiddo ac Adfywio am Gyngor Bwrdeistref Sirol Castell-Nedd Port Talbot yn bwriadu gwneud cais am ganiatâd cynllunio llawn am ddatblygiad arfaethedig sydd yn cynnwys dymchweliad ac ailadeiladu canolfan ymwelwyr presennol, estyniad a chynnydd i'r ardal parcio bresennol i ymwelwyr, adnewyddiad ac estyniad posibl Pond Cottage, atgyfnerthiad a gwaith atgyweirio i'r Gnoll House Ruins, creadigaeth canolfan dehongliad addysg yn Gnoll House Cellars, creadigaeth llety ymwelwyr o fewn ardal Kitchen Garden a gwaith isadeiledd a thirlunio cysylltiedig ym Mharc Gwledig Ystad y Gnoll, Fairyland, Castell Nedd, SA11 3BS.

Mae modd i chi archwilio copïau o'r canlynol:

- y cais arfaethedig;
- y cynlluniau; a
- dogfennau ategol eraill

Gallwch ddod o hyd i gopïau electronig drwy fynd i www.asbriplanning.co.uk/statutory-pre-application-consultation. I'r rhai heb fynediad i'r rhyngwyd, mae cyfleusterau cyfrifiadurol ar gael yn Llyfrgell Castell Nedd, Stryd y Dŵr, Castell-nedd, SA11 3EP. Mae'r llyfrgell ar agor rhwng 9.00 – 17.30 ar ddydd Llun i ddydd Gwener, a rhwng 9.00-16.00 ar ddydd Sadwrn. Mae'r llyfrgell ar gau ar ddydd Sul.

Dylai unrhyw un sydd yn dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig ysgrifennu at yr asiant drwy ebostio mail@asbriplanning.co.uk neu drwy ysgrifennu at Asbri Planning Ltd, Swit D, Llawr 1af, 220 High Street, Abertawe SA1 1NW erbyn 4ydd o Orffennaf 2023

Yn gywir

A handwritten signature in black ink, reading 'Rowlands'. The signature is written in a cursive style with a horizontal line underneath the name.

Iwan Rowlands – Cynllunydd Graddedig
Asbri Planning Ltd

Appendix E - Copy of all notices issued to specialist consultees (Schedule 1C)

Date: 18th May 2023

Our Ref: S23.117

CADW
cadwplanning@gov.wales

Suite D,
1st Floor,
220 High Street,
Swansea,
SA1 1NW

Dear Sir/Madam

Tel: 01792 480535
www.asbriplanning.co.uk

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (As Amended)

Proposed development comprising demolition and rebuilding of existing visitor centre, extension and increase to existing visitor car parking area, refurbishment and potential extension works to Pond Cottage, consolidation and repair works to Gnoll House ruins, 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

Purpose of this notice:

This notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (As Amended).

Asbri Planning Ltd. gives notice that the Head of Property and Regeneration for Neath Port Talbot County Borough Council is intending to apply for full planning permission for proposed development comprising demolition and rebuilding of existing visitor centre, extension and increase to existing visitor car parking area, refurbishment and potential extension works to Pond Cottage, consolidation and repair works to Gnoll House ruins, creation of education interpretation centre in Gnoll House Cellars, creation of visitor accommodation within Kitchen Garden area and associated infrastructure and landscape works at Gnoll Estate Country Park, Fairyland, Neath, SA11 3BS.

A copy of the proposed application; plans; and other supporting documents can be viewed online at <http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW by 15th June 2023.

Yours sincerely,



Iwan Rowlands – Graduate Planner
Asbri Planning Ltd

Dyddiad: 18fed Mai 2023

Ein cyf: S23.117

CADW

cadwplanning@gov.wales

Swit D,
Llawr 1af,
220 High Street,
Abertawe,
SA1 1NW

Ffon: 01792 480535
www.asbriplanning.co.uk

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 (Wedi diwygio)

Datblygiad arfaethedig sydd yn cynnwys dymchweliad ac ailadeiladu canolfan ymwelwyr presennol, estyniad a chynnydd i'r ardal parcio bresennol i ymwelwyr, adnewyddiad ac estyniad posibl Pond Cottage, atgyfnerthiad a gwaith atgyweirio i'r Gnoll House Ruins, creadigaeth canolfan dehongliad addysg yn Gnoll House Cellars, creadigaeth llety ymwelwyr o fewn ardal Kitchen Garden a gwaith isadeiledd a thirlunio cysylltiedig.

Parc Gwledig Ystad y Gnoll, Fairyland, Castell Nedd, SA11 3BS

Bwriad yr hysbysiad:

Mae'r hysbysiad hwn yn gais ffurfiol am ymateb i ymgynghoriad cyn gwneud cais cynllunio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 (Wedi diwygio).

Mae Asbri Planning Ltd yn hysbysu bod y Pennaeth Eiddo ac Adfywio am Gyngor Bwrdeistref Sirol Castell-Nedd Port Talbot yn bwriadu gwneud cais am ganiatâd cynllunio llawn am ddatblygiad arfaethedig sydd yn cynnwys dymchweliad ac ailadeiladu canolfan ymwelwyr presennol, estyniad a chynnydd i'r ardal parcio bresennol i ymwelwyr, adnewyddiad ac estyniad posibl Pond Cottage, atgyfnerthiad a gwaith atgyweirio i'r Gnoll House Ruins, creadigaeth canolfan dehongliad addysg yn Gnoll House Cellars, creadigaeth llety ymwelwyr o fewn ardal Kitchen Garden a gwaith isadeiledd a thirlunio cysylltiedig ym Mharc Gwledig Ystad y Gnoll, Fairyland, Castell Nedd, SA11 3BS.

Mae modd archwilio'r cais arfaethedig, y cynlluniau a dogfennau atodol eraill drwy ddilyn y ddolen isod;

<http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

Yn unol a gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid i ymateb i'r ymgynghoriad gael ei yrru at yr asiant drwy mail@asbriplanning.co.uk neu drwy ysgrifennu at Asbri Planning Ltd, Swit D, Llawr 1af, 220 High Street, Abertawe SA1 1NW erbyn 15fed o Fehefin 2023.

Yn gywir



Iwan Rowlands – Cynllunydd Graddedig | Asbri Planning Ltd

Date: 18th May 2023

Our Ref: S23.117

Dwr Cymru
developer.services@dwrcymru.com

Suite D,
1st Floor,
220 High Street,
Swansea,
SA1 1NW

Dear Sir/Madam

Tel: 01792 480535
www.asbriplanning.co.uk

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (As Amended)

Proposed development comprising demolition and rebuilding of existing visitor centre, extension and increase to existing visitor car parking area, refurbishment and potential extension works to Pond Cottage, consolidation and repair works to Gnoll House ruins, 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

Purpose of this notice:

This notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (As Amended).

Asbri Planning Ltd. gives notice that the Head of Property and Regeneration for Neath Port Talbot County Borough Council is intending to apply for full planning permission for proposed development comprising demolition and rebuilding of existing visitor centre, extension and increase to existing visitor car parking area, refurbishment and potential extension works to Pond Cottage, consolidation and repair works to Gnoll House ruins, creation of education interpretation centre in Gnoll House Cellars, creation of visitor accommodation within Kitchen Garden area and associated infrastructure and landscape works at Gnoll Estate Country Park, Fairyland, Neath, SA11 3BS.

A copy of the proposed application; plans; and other supporting documents can be viewed online at <http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW by 15th June 2023.

Yours sincerely,



Iwan Rowlands – Graduate Planner
Asbri Planning Ltd

Dyddiad: 18fed Mai 2023

Ein cyf: S23.117

Dwr Cymru

developer.services@dwrcymru.com

Swit D,
Llawr 1af,
220 High Street,
Abertawe,
SA1 1NW

Ffon: 01792 480535
www.asbriplanning.co.uk

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 (Wedi diwygio)

Datblygiad arfaethedig sydd yn cynnwys dymchweliad ac ailadeiladu canolfan ymwelwyr presennol, estyniad a chynnydd i'r ardal parcio bresennol i ymwelwyr, adnewyddiad ac estyniad posibl Pond Cottage, atgyfnerthiad a gwaith atgyweirio i'r Gnoll House Ruins, creadigaeth canolfan dehongliad addysg yn Gnoll House Cellars, creadigaeth llety ymwelwyr o fewn ardal Kitchen Garden a gwaith isadeiledd a thirlunio cysylltiedig.

Parc Gwledig Ystad y Gnoll, Fairyland, Castell Nedd, SA11 3BS

Bwriad yr hysbysiad:

Mae'r hysbysiad hwn yn gais ffurfiol am ymateb i ymgynghoriad cyn gwneud cais cynllunio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 (Wedi diwygio).

Mae Asbri Planning Ltd yn hysbysu bod y Pennaeth Eiddo ac Adfywio am Gyngor Bwrdeistref Sirol Castell-Nedd Port Talbot yn bwriadu gwneud cais am ganiatâd cynllunio llawn am ddatblygiad arfaethedig sydd yn cynnwys dymchweliad ac ailadeiladu canolfan ymwelwyr presennol, estyniad a chynnydd i'r ardal parcio bresennol i ymwelwyr, adnewyddiad ac estyniad posibl Pond Cottage, atgyfnerthiad a gwaith atgyweirio i'r Gnoll House Ruins, creadigaeth canolfan dehongliad addysg yn Gnoll House Cellars, creadigaeth llety ymwelwyr o fewn ardal Kitchen Garden a gwaith isadeiledd a thirlunio cysylltiedig ym Mharc Gwledig Ystad y Gnoll, Fairyland, Castell Nedd, SA11 3BS.

Mae modd archwilio'r cais arfaethedig, y cynlluniau a dogfennau atodol eraill drwy ddilyn y ddolen isod;

<http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

Yn unol a gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid i ymateb i'r ymgynghoriad gael ei yrru at yr asiant drwy mail@asbriplanning.co.uk neu drwy ysgrifennu at Asbri Planning Ltd, Swit D, Llawr 1af, 220 High Street, Abertawe SA1 1NW erbyn 15fed o Fehefin 2023.

Yn gywir



Iwan Rowlands – Cynllunydd Graddedig | Asbri Planning Ltd

Date: 18th May 2023

Our Ref: S23.117

NRW

swplanning@cyfoethnaturiolcymru.gov.uk

Suite D,
1st Floor,
220 High Street,
Swansea,
SA1 1NW

Dear Sir/Madam

Tel: 01792 480535
www.asbriplanning.co.uk

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (As Amended)

Proposed development comprising demolition and rebuilding of existing visitor centre, extension and increase to existing visitor car parking area, refurbishment and potential extension works to Pond Cottage, consolidation and repair works to Gnoll House ruins, 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

Purpose of this notice:

This notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (As Amended).

Asbri Planning Ltd. gives notice that the Head of Property and Regeneration for Neath Port Talbot County Borough Council is intending to apply for full planning permission for proposed development comprising demolition and rebuilding of existing visitor centre, extension and increase to existing visitor car parking area, refurbishment and potential extension works to Pond Cottage, consolidation and repair works to Gnoll House ruins, creation of education interpretation centre in Gnoll House Cellars, creation of visitor accommodation within Kitchen Garden area and associated infrastructure and landscape works at Gnoll Estate Country Park, Fairyland, Neath, SA11 3BS.

A copy of the proposed application; plans; and other supporting documents can be viewed online at <http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW by 15th June 2023.

Yours sincerely,



Iwan Rowlands – Graduate Planner
Asbri Planning Ltd

Dyddiad: 18fed Mai 2023

Ein cyf: S23.117

NRW

swplanning@cyfoethnaturiolcymru.gov.uk

Swit D,
Llawr 1af,
220 High Street,
Abertawe,
SA1 1NW

Ffon: 01792 480535
www.asbriplanning.co.uk

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 (Wedi diwygio)

Datblygiad arfaethedig sydd yn cynnwys dymchweliad ac ailadeiladu canolfan ymwelwyr presennol, estyniad a chynnydd i'r ardal parcio bresennol i ymwelwyr, adnewyddiad ac estyniad posibl Pond Cottage, atgyfnerthiad a gwaith atgyweirio i'r Gnoll House Ruins, creadigaeth canolfan dehongliad addysg yn Gnoll House Cellars, creadigaeth llety ymwelwyr o fewn ardal Kitchen Garden a gwaith isadeiledd a thirlunio cysylltiedig.

Parc Gwledig Ystad y Gnoll, Fairyland, Castell Nedd, SA11 3BS

Bwriad yr hysbysiad:

Mae'r hysbysiad hwn yn gais ffurfiol am ymateb i ymgynghoriad cyn gwneud cais cynllunio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 (Wedi diwygio).

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Yn gywir



Iwan Rowlands – Cynllunydd Graddedig | Asbri Planning Ltd

Date: 18th May 2023

Our Ref: S23.117

NPTCBC Highways
j.griffiths4@npt.gov.uk

Suite D,
1st Floor,
220 High Street,
Swansea,
SA1 1NW

Dear Sir/Madam

Tel: 01792 480535
www.asbriplanning.co.uk

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (As Amended)

Proposed development comprising demolition and rebuilding of existing visitor centre, extension and increase to existing visitor car parking area, refurbishment and potential extension works to Pond Cottage, consolidation and repair works to Gnoll House ruins, 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

Purpose of this notice:

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Iwan Rowlands – Graduate Planner
Asbri Planning Ltd

Dyddiad: 18fed Mai 2023

Ein cyf: S23.117

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j.griffiths4@npt.gov.uk

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220 High Street,
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SA1 1NW

Ffon: 01792 480535
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Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D

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Parc Gwledig Ystad y Gnoll, Fairyland, Castell Nedd, SA11 3BS

Bwriad yr hysbysiad:

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Yn gywir



Iwan Rowlands – Cynllunydd Graddedig | Asbri Planning Ltd

Date: 18th May 2023

Our Ref: S23.117

Trunk Road Agency
LGC_Development_Control-South@gov.wales

Suite D,
1st Floor,
220 High Street,
Swansea,
SA1 1NW

Dear Sir/Madam

Tel: 01792 480535
www.asbriplanning.co.uk

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (As Amended)

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

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Iwan Rowlands – Graduate Planner
Asbri Planning Ltd

Dyddiad: 18fed Mai 2023

Ein cyf: S23.117

Trunk Road Agency
LGC_Development_Control-South@gov.wales

Swit D,
Llawr 1af,
220 High Street,
Abertawe,
SA1 1NW

Annwyl Syr/Madam,

Ffon: 01792 480535
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CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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Parc Gwledig Ystad y Gnoll, Fairyland, Castell Nedd, SA11 3BS

Bwriad yr hysbysiad:

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Yn gywir



Iwan Rowlands – Cynllunydd Graddedig | Asbri Planning Ltd

Date: 18th May 2023

Our Ref: S23.117

HSE

Via Web App

Dear Sir/Madam

Suite D,
1st Floor,
220 High Street,
Swansea,
SA1 1NW

Tel: 01792 480535

www.asbriplanning.co.uk

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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Yours sincerely,



Iwan Rowlands – Graduate Planner
Asbri Planning Ltd

Dyddiad: 18fed Mai 2023

Ein cyf: S23.117

HSE

Via Web App

Swit D,
Llawr 1af,
220 High Street,
Abertawe,
SA1 1NW

Ffon: 01792 480535

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Annwyl Syr/Madam,

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Parc Gwledig Ystad y Gnoll, Fairyland, Castell Nedd, SA11 3BS

Bwriad yr hysbysiad:

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Yn gywir



Iwan Rowlands – Cynllunydd Graddedig | Asbri Planning Ltd

Date: 18th May 2023

Our Ref: S23.117

Mid and West Wales Fire and Rescue Service
bregs@mawwfire.gov.uk

Suite D,
1st Floor,
220 High Street,
Swansea,
SA1 1NW

Dear Sir/Madam

Tel: 01792 480535
www.asbriplanning.co.uk

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (As Amended)

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Dyddiad: 18fed Mai 2023

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Parc Gwledig Ystad y Gnoll, Fairyland, Castell Nedd, SA11 3BS

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Yn gywir



Iwan Rowlands – Cynllunydd Graddedig | Asbri Planning Ltd

Date: 18th May 2023

Our Ref: S23.117

Coal Authority
planningconsultation@coal.gov.uk

Suite D,
1st Floor,
220 High Street,
Swansea,
SA1 1NW

Dear Sir/Madam

Tel: 01792 480535
www.asbriplanning.co.uk

SCHEDULE 1C Article 2D

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Asbri Planning Ltd. gives notice that the Head of Property and Regeneration for Neath Port Talbot County Borough Council is intending to apply for full planning permission for proposed development comprising demolition and rebuilding of existing visitor centre, extension and increase to existing visitor car parking area, refurbishment and potential extension works to Pond Cottage, consolidation and repair works to Gnoll House ruins, creation of education interpretation centre in Gnoll House Cellars, creation of visitor accommodation within Kitchen Garden area and associated infrastructure and landscape works at Gnoll Estate Country Park, Fairyland, Neath, SA11 3BS.

A copy of the proposed application; plans; and other supporting documents can be viewed online at <http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW by 15th June 2023.

Yours sincerely,



Iwan Rowlands – Graduate Planner
Asbri Planning Ltd

Dyddiad: 18fed Mai 2023

Ein cyf: S23.117

Coal Authority
planningconsultation@coal.gov.uk

Swit D,
Llawr 1af,
220 High Street,
Abertawe,
SA1 1NW

Annwyl Syr/Madam,

Ffon: 01792 480535
www.asbriplanning.co.uk

ATODLEN 1C Erthygl 2D

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 (Wedi diwygio)

Datblygiad arfaethedig sydd yn cynnwys dymchweliad ac ailadeiladu canolfan ymwelwyr presennol, estyniad a chynnydd i'r ardal parcio bresennol i ymwelwyr, adnewyddiad ac estyniad posibl Pond Cottage, atgyfnerthiad a gwaith atgyweirio i'r Gnoll House Ruins, creadigaeth canolfan dehongliad addysg yn Gnoll House Cellars, creadigaeth llety ymwelwyr o fewn ardal Kitchen Garden a gwaith isadeiledd a thirlunio cysylltiedig.

Parc Gwledig Ystad y Gnoll, Fairyland, Castell Nedd, SA11 3BS

Bwriad yr hysbysiad:

Mae'r hysbysiad hwn yn gais ffurfiol am ymateb i ymgynghoriad cyn gwneud cais cynllunio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 (Wedi diwygio).

Mae Asbri Planning Ltd yn hysbysu bod y Pennaeth Eiddo ac Adfywio am Gyngor Bwrdeistref Sirol Castell-Nedd Port Talbot yn bwriadu gwneud cais am ganiatâd cynllunio llawn am ddatblygiad arfaethedig sydd yn cynnwys dymchweliad ac ailadeiladu canolfan ymwelwyr presennol, estyniad a chynnydd i'r ardal parcio bresennol i ymwelwyr, adnewyddiad ac estyniad posibl Pond Cottage, atgyfnerthiad a gwaith atgyweirio i'r Gnoll House Ruins, creadigaeth canolfan dehongliad addysg yn Gnoll House Cellars, creadigaeth llety ymwelwyr o fewn ardal Kitchen Garden a gwaith isadeiledd a thirlunio cysylltiedig ym Mharc Gwledig Ystad y Gnoll, Fairyland, Castell Nedd, SA11 3BS.

Mae modd archwilio'r cais arfaethedig, y cynlluniau a dogfennau atodol eraill drwy ddilyn y ddolen isod;

<http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

Yn unol a gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid i ymateb i'r ymgynghoriad gael ei yrru at yr asiant drwy mail@asbriplanning.co.uk neu drwy ysgrifennu at Asbri Planning Ltd, Swit D, Llawr 1af, 220 High Street, Abertawe SA1 1NW erbyn 15fed o Fehefin 2023.

Yn gywir



Iwan Rowlands – Cynllunydd Graddedig | Asbri Planning Ltd

Appendix F - Responses received from specialist consultees



Llywodraeth Cymru
Welsh Government

Plas Caeveur, Unit 57, Cefn Coed
Parc Nantgarw, Cardiff, CF15 7QQ
Tel: 0300 025 6000
Email: info@cadw.gov.wales
www.cadw.gov.wales
0300 025 6000
cadw@gov.wales/cadw@llyw.cymru
www.cadw.gov.wales

Asbri Planning Ltd

Eich cyfeirnod
Your reference

S23.117

By email

Ein cyfeirnod
Our reference

LC

Dyddiad
Date

12 June 2023

Llinell uniongyrchol
Direct line

0300 0256004

Ebost
Email:

cadwplanning@gov.wales

Dear Sir/Madam

Pre-Planning Application – Demolition and rebuilding of existing visitor centre, extension and increase to existing visitor car parking area, refurbishment and potential extension works to Pond Cottage, consolidation and repair works to Gnoll House ruins, creation of education interpretation centre, creation of visitor accommodation within Kitchen Garden area and associated infrastructure and landscape works, Gnoll Estate Country Park, Fairyland, Neath, SA11 3BS

Thank you for your letter of 18 May inviting our comments on the pre-planning application consultation for the proposed development described above.

Advice

The following comments are based on information made available to us as part of the pre-application consultation and we will review our comments when we are consulted on the final planning application. Our assessment of the pre-application is given below.

We consider that the application is inadequately documented and we recommend that additional information is required to enable a balanced decision to be taken against Planning Policy Wales, Technical Advice Note 24 Historic Environment and associated guidance. Full details of the additional information that is required are explained in the below assessment.

The national policy and Cadw's role in the planning process is set out in Annex A.

Assessment

Scheduled Monuments

GM006 Neath Abbey & Gatehouse
GM039 Neath Castle
GM055 Mynydd y Gaer (Lower) Camp

Mae Gwasanaeth Amgylchedd Hanesyddol Llywodraeth Cymru (Cadw) yn hyrwyddo gwaith cadwraeth ar gyfer amgylchedd hanesyddol Cymru a gwerthfawrogiad ohono.

The Welsh Government Historic Environment Service (Cadw) promotes the conservation and appreciation of Wales's historic environment.

Rydym yn croesawu gohebiaeth yn Gymraeg ac yn Saesneg.
We welcome correspondence in both English and Welsh.



BUDDSODDWR MEWN POBL
INVESTOR IN PEOPLE



GM170 Carreg Hir Standing Stone, Pen-Rhiw-Tyn
GM207 Court Herbert Cross & Grave Slab
GM215 Neath Roman Site
GM258 Blaen-Cwmbach Camp
GM264 Cefn Morfydd Dyke & Earthwork
GM277 Blaen-Cwmbach Earthwork
GM389 Neath Abbey Ironworks
GM394 Tennant Canal: Skewen Cutting and tramroad bridge
GM395 Neath Abbey Ironworks Dam
GM447 Glyncorwg Mineral Railway (Parsons Folly) Section on Cefn Morfudd
GM485 Tinplate works at Aberdulais Falls
GM489 Ynysmaerdy Railway Incline
GM505 Canal Boat at Aberdulais Basin
GM506 Aberdulais Aqueduct
GM635 Neath Abbey Ironworks Calcining Kilns

This pre-planning application is for a visitor centre, extension, increased parking area and works at the Gnoll Estate Country Park, Fairyland, Neath, SA11 3BS.

The above scheduled monuments are located inside 500m of the proposed development, but intervening topography, buildings and vegetation block all views between them. Consequently, the proposed development will have no impact on the settings of these scheduled monuments.

Registered Park and Garden

PGW(Gm)50(NEP) The Gnoll

The proposals are located within the grade II* registered historic park and garden at The Gnoll, registered for the survival of its largely eighteenth-century landscape park, which is of great historic interest, in its original rural setting above Neath. It lies on the flank of the Vale of Neath, long famed for its picturesque beauty. The landscape of The Gnoll is exceptional for its combination of industrial and ornamental functions and for its strong visual relationship with the surrounding countryside. The eighteenth-century landscaping is of several phases, including an exceptionally interesting early transitional layout by Thomas Greening, in the style of Stephen Switzer, with formal and informal elements, including a (restored) formal cascade. The following phases include an outstanding informal cascade of the 1740s and the later eighteenth-century follies of a rock-hewn grotto and the Ivy Tower, which forms a prominent landmark in the Neath valley. Although the park's historic character has been somewhat diluted through the loss of the house and planting, most of its structural elements remain intact or have been restored or rebuilt.

We have read the Levelling Up Fund Stage 2 document by Hiraeth Architecture and, in principle, we are supportive of the proposals at The Gnoll. Comments on each element are as follows:

The proposals for the Gnoll House ruins aim to reinstate the house as the central point in the park thus making it easier to read and interpret the designed landscape. Consolidation and repair will be carried out to conservation standards and new

interpretation for the house ruins is intended, including the use of the cellars to provide an interpretive experience of the house.

Further interpretation is proposed, including the introduction of stonework to show the footprint of the house, the reinstatement of the formal terraced garden, incorporating a performance space, the opening and interpretation of views, and the reinstatement of the former carriageway approach. All of which, if done sensitively and informed by a full understanding of the site's significance, will be very beneficial to the registered park and garden.

Woodland management is briefly discussed in the Stage 2 document. We advise that estate woodland is managed to reflect and enhance historic character as well as for its biodiversity value.

It is proposed to site an adventure play area in Fishpond Wood to be accessed from the main path that runs along the east side of Fishpond. The play elements will largely be constructed of timber and other natural materials to reduce impact on the woodland setting. The introduction of play equipment into this area will have an impact on the registered park and garden and therefore must be done very sensitively for it to be acceptable. Visibility of the play area in views across the registered park and garden should also be considered.

In the section on arboriculture (p.70) the report states that trees of landscape and amenity value will be retained where possible to help maintain integrity and maturity of the landscape. This is welcome and we wish to see trees of historic significance to the designed landscape retained wherever possible. In contrast, it is sometimes desirable to remove younger trees to reinstate views and/or enhance parkland features and enable further interpretation of the designed landscape. We particularly welcome the recommendation to include 'historic planting schemes to enhance the historic interpretation of Gnoll Park' (p.71). The appropriate choice of planting can greatly enhance the historic character of the registered park and garden and aid interpretation.

It is proposed to demolish the existing visitor centre and build a new one on the same site. We are content with this approach which creates an opportunity to provide a building which sits well within the landscape and provides facilities to meet the needs of park users. The existing woodland provides a wooded backdrop to the building and its design allows good views across the Fishpond. However, we wonder whether some alterations to the proposed design would allow the structure to sit more comfortably in the landscape. It is not clear for example, how the steps/stepped seating 'knit' together, or whether this element would require handrails. It would be helpful to discuss further to develop a better understanding of how the design has evolved and how it would sit within the wider landscape.

A schedule of repairs is proposed for Pond Cottage with a view to using the estate cottage as holiday accommodation (option 1) or as a tearoom (option 2). Both options provide a beneficial re-use for the cottage, with the tearoom option providing an alternative refreshment offer for park visitors whilst also seeking to retain as much of the existing building and character as possible. In addition to the re-use of Pond Cottage, it is proposed to provide pod structures within the former kitchen gardens, together with the redevelopment of former structures as lodges. To retain the historic fabric, the two existing walls to the gardens are to be retained. The buildings of the former service

yard are to be repaired and repurposed as lodges, thus retaining the historic layout. Pods are proposed against boundary walls, reflecting the design of estate structures which may be found in a working kitchen garden. The pods will be mono pitched, lightweight structures. It is proposed to locate vehicle parking to serve the accommodation within the existing service yard. It is noted that there are more pods proposed with option 2. As a reduction in the number of pods would reduce the amount of new development on previously undeveloped areas of the walled garden, it would be helpful to understand why this number of pods is proposed.

Any forthcoming planning application will need to be supported by a Heritage Impact Assessment and the proposals must conform to Cadw's Conservation Principles, and we draw your attention to the paragraphs on new work and alteration:

New work or alteration to an historic asset will normally only be acceptable if:

- a. the need for the work is fully justified; and
- b. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the asset; and
- c. the proposal would not materially harm the values of that asset, which, where appropriate, would be reinforced or further revealed; and
- d. the quality of design and execution must add value to the existing asset; and
- e. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, largely reversible or be designed not to prejudice alternative solutions in the future.

We would be pleased to discuss any of the above and/or have another site visit to further develop the proposals for The Gnoll.

Finally, there may also be undesignated historic assets that could be affected by the proposed development and, if you have not already done so, we would advise that you consult the Historic Environment Record held by the Glamorgan-Gwent Archaeological Trust www.ggat.org.uk

Yours sincerely,

Laura Cooper
Casework Officer

Annex A

Our role

Our statutory role in the planning process is to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled monuments, registered historic parks and gardens, registered historic landscapes where an Environmental Impact Assessment is required and development likely to have an impact on the outstanding universal value of a World Heritage Site. We do not provide an assessment of the likely impact of the development on listed buildings or conservation areas, as these are matters for the local authority.

It is for the local planning authority to weigh our assessment against all the other material considerations in determining whether to approve planning permission.

National Policy

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), Technical Advice Notes and related guidance.

PPW [planning-policy-wales-edition-11.pdf](#) explains that it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.

The conservation of archaeological remains and their settings is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in a direct adverse impact on a scheduled monument (or an archaeological site shown to be of national importance)

[Technical Advice Note 24: The Historic Environment](#) elaborates by explaining that when considering development proposals that affect scheduled monuments or other nationally important archaeological remains, there should be a presumption in favour of their physical preservation in situ, i.e. a presumption against proposals which would involve significant alteration or cause damage, or would have a significant adverse impact causing harm within the setting of the remains.

Historic Parks and Gardens

PPW also explains that local authorities should value, protect, conserve and enhance the special interests of parks and gardens and their settings included on the register of historic parks and gardens in Wales and that the effect of a proposed development on a registered park or garden or its setting should be a material consideration in the determination of a planning application.



The Coal
Authority



INVESTOR IN PEOPLE



RTPI
Learning Partner

200 Lichfield Lane
Berry Hill
Mansfield
Nottinghamshire
NG18 4RG

Tel: 01623 637 119 (Planning Enquiries)

Email: planningconsultation@coal.gov.uk

Web: www.gov.uk/coalauthority

For the Attention of: Asbri Planning Ltd – Case Officer
Neath Port Talbot County Borough Council

[By Email: mail@asbriplanning.co.uk]

7 June 2023

Dear Sir or Madam

PRE-APPLICATION ENQUIRY: PRE-APPLICATION Gnoll Estate Country park

Full planning permission for proposed development comprising demolition and rebuilding of existing visitor centre, extension and increase to existing visitor car parking area, refurbishment and potential extension works to Pond Cottage, consolidation and repair works to Gnoll House ruins, 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

Thank you for your consultation letter of 18 May 2023 seeking the views of the Coal Authority on the above.

The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, the Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

The Coal Authority Response:

I have reviewed the proposals and confirm that parts of the application site fall within the defined Development High Risk Area; therefore within these parts of the application site and surrounding area there are coal mining features and hazards

which need to be considered in relation to the determination of this planning application, specifically probable shallow coal mine workings associated with a thick coal seam outcrop. Voids and broken ground associated with such workings can pose a risk of ground instability and may give rise to the emission of mine gases.

In considering the nature of the development proposed, and on the basis that parts of the site are within the defined Development High Risk Area, the planning application **should be supported by a Coal Mining Risk Assessment**, or equivalent, which will assess the risk to the development from coal mining legacy. The Coal Mining Risk Assessment needs to interpret the coal mining risks and should be based on and add to up-to-date information of past coal mining activities in relation to the application site. Coal Mining Reports are available from www.groundstability.com.

The Coal Mining Risk Assessment should be prepared by a “competent body”. Links to the relevant professional institutions of competent bodies can be found at: <https://www.gov.uk/planning-applications-coal-mining-risk-assessments>

I hope this is helpful but please do not hesitate to contact me if you would like to discuss this matter further.

Yours faithfully

Chris MacArthur

Chris MacArthur B.Sc.(Hons), DipTP, MRTPI
Planning Liaison Manager

General Information for the Applicant

Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of The Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission will result in trespass, with the potential for court action. In the event that you are proposing to undertake such work in the Forest of Dean local authority area our permission may not be required; it is recommended that you check with us prior to commencing any works. Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website at:

<https://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property>

Disclaimer

The above consultation response is provided by The Coal Authority as a Statutory Consultee and is based upon the latest available coal mining data on the date of the response, and electronic consultation records held by The Coal Authority since 1 April 2013. The comments made are also based upon only the information provided to The Coal Authority by the Local Planning Authority and/or has been published on the Council's website for consultation purposes in relation to this specific planning application. The views and conclusions contained in this response may be subject to review and amendment by The Coal Authority if additional or new data/information (such as a revised Coal Mining Risk Assessment) is provided by the Local Planning Authority or the Applicant for consultation purposes.



Gwasanaeth Tân ac Achub
Canolbarth a Gorllewin Cymru

Mid and West Wales
Fire and Rescue Service

Prif Swyddog Tân | Chief Fire Officer

Roger Thomas BA(Hons), MSc

tancgc.gov.uk
mawwfire.gov.uk

Asbri Planning
Suite D 1st Floor
220 High Street
Swansea
SA1 1NW

*Gofynner am/
Please ask for:*

Watch Manager A. Hall

*Rhif Est/Extn.
No.*

6611

E-bost/E-mail:

bregs@mawwfire.gov.uk

*Fy Nghyf/My
Ref:*

AJH/KDT/00104270

Dyddiad/Date:

25 May 2023

Dear Sir / Madam,

**THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) ORDER 2012**

THE DEVELOPMENTS OF NATIONAL SIGNIFICANCE (PROCEDURE) (WALES) ORDER 2016

**DEVELOPMENT PROCEDURE (CONSULTEES) (WALES) (MISCELLANEOUS AMANDMENTS)
ORDER 2021 – FIRE AND RESCUE AUTHORITIES**

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

APPLICATION NUMBER: S23.117

I acknowledge receipt of the notification to the Mid and West Wales Fire and Rescue Authority in relation to the above application.

The site plan/s of the above proposal has been examined and the Fire and Rescue Authority would wish the following comments to be brought to the attention of the planning committee/applicant. It is important that these matters are dealt with early on in any proposed development:

- The Fire Authority has no comment to make on access for fire appliances or water supplies.
- the Fire Authority has no objection to the proposed development and refers the Local Planning Authority to any current standing advice by the Fire Authority about the consultation.

The developer should consider the need to provide adequate water supplies and vehicle access for firefighting purposes on the site and general guidance on this matter is given in the attached Appendix and the following links: <https://www.water.org.uk/guidance/national-guidance-document-on-the-provision-of-water-for-firefighting-3rd-edition-jan-2007/>
<https://www.ukfrs.com/index.php/promos/16847>

Y Pencadlys, Heol Llwyn Pisgwydd, Caerfyrddin, Sir Gâr, SA31 1SP
Headquarters, Lime Grove Avenue, Carmarthen, Carmarthenshire, SA31 1SP

post@tancgc.gov.uk
mail@mawwfire.gov.uk

0370 60 60 699

Furthermore, the applicant should be advised to contact the Local Authority Building Control Department, which is the responsible authority, when determining issues concerning means of warning and escape, internal fire spread (linings and structure), external fire spread, access and facilities for the Fire and Rescue Service, in accordance with the 2007 version of Approved Document B (Wales).

The plan/s has been retained for record purposes.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Adam J Hall'.

Watch Manager A Hall
Authorised Fire Safety Inspecting Officer
On behalf of the Mid and West Wales Fire and Rescue Authority

Enc

MID AND WEST WALES FIRE AND RESCUE SERVICE

Advice on Water Supplies

1. WATER SUPPLIES FOR FIREFIGHTING

The existing output of the statutory water supply network may need to be upgraded in certain parts of the local plan area to care for firefighting needs of new developments. It is recommended that this provision be a condition of planning consent.

Reference to the National Guidance Document on the Provision of Water for Fire Fighting 2007.

Access to Open Water Supplies

Where development of water-front sites takes place, the need for permanent and unobstructed access for firefighting appliances to the water should be made a condition of any planning consent.

Consultation must take place with the Fire and Rescue Authority during the earliest planning stages of any development to ensure access for fire pumping appliances is satisfactory.

1.1. HOUSING

Minimum main size 100 millimetres. Housing developments of units of detached or semi-detached houses of not more than two floors should have a water supply capable of delivering a minimum of eight litres per second through any hydrant on the development.

The Fire and Rescue Authority should be consulted at the outline planning stage of any proposed projects to ascertain the exact requirements.

1.2. TRANSPORTATION

Lorry/Coach Parks - Multi-Storey Car Parks-Service Stations

Minimum main size 100 millimetres. All of these amenities should have a water supply capable of delivering a minimum of 25 litres per second through any hydrant on the development or within a vehicular distance of 90 metres from the complex.

1.3. INDUSTRY

In order that an adequate supply of water is available for use by the Fire and Rescue Authority in case of fire, it is recommended that the water supply infrastructure to any commercial industrial estate is as follows:

Light Industrial/Commercial

Up to one hectare, 20 litres per second - Minimum Main Size 100 millimetres

Up to two hectares, 35 litres per second - Minimum Main Size 150 millimetres

High Risk Industrial

Up to three hectares 50 litres per second - Minimum Main Size 150 millimetres

Over three hectares, 75 litres per second - Minimum Main Size 150 millimetres

In rural areas it may not be possible to provide sufficient mains water. To overcome this, static or river supplies would be considered on site if they are capable of supplying the above flow rates for at least one hour.

The Fire and Rescue Authority should be consulted at the outline planning stage of any proposed projects to ascertain the exact requirements, as high-risk premises may require a greater flow.

1.4. SHOPPING, OFFICES, RECREATION AND TOURISM

Commercial developments of this type should have a water supply capable of delivering a minimum of 20 to 75 litres per second to the development site. The Fire and Rescue Authority should be consulted at the outline planning stage of any proposed projects to ascertain the exact requirements.

1.5. EDUCATION, HEALTH AND COMMUNITY FACILITIES

Village Halls

Should have a water supply capable of delivering a minimum of 15 litres per second through any hydrant on the development or within a vehicular distance of 100 metres from the complex.

Primary Schools and Single Storey Health Centres

Should have a water supply capable of delivering a minimum of 20 litres per second through any hydrant on the development or within a vehicular distance of 70 metres from the complex.

Secondary Schools, Colleges, Large Health and Community Facilities

Should have a water supply capable of delivering a minimum of 35 litres per second through any hydrant on the development or within a vehicular distance of 70 metres from the complex.

1.6. DISTANCES BETWEEN FIRE HYDRANTS

The distance between fire hydrants should not exceed the following:

Residential areas	-	200 metres
Industrial Estates	-	150 metres
Town Centre Areas	-	90 metres
Commercial (Offices & Shops)	-	100 metres
Residential Hostels	-	Adjacent to access
Hotels	-	Adjacent to access
Institutional (Hospitals & Old Persons Home)	-	Adjacent to access
Old Persons Home	-	Adjacent to access
Educational (Schools & Colleges)	-	Adjacent to access

1.7. CONCLUSION

Developers should hold joint discussions with the relevant Water Authority or the Environmental Agency and the Fire and Rescue Authority to ensure that adequate water supplies are available in case of fire.

The Fire and Rescue Authority reserve the right to ask for static water supplies for firefighting on site, as a condition of planning consent, if the supply infrastructure is inadequate for any given risk.

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

The Town and Country Planning (Development Management Procedure)
(Wales) Order 2015 (as amended)

HEAD OF ENGINEERING & TRANSPORT

OBSERVATIONS

PAC APPLICATION NO: N/3/23/0005/00
APPLICANT: IWAN ROWLANDS - ASBRI PLANNING LTD
LOCATION: GNOLL ESTATE COUNTRY PARK, FAIRYLAND,
NEATH, NEATH PORT TALBOT, SA11 3BS
PROPOSAL: PROPOSED DEVELOPMENT COMPRISING
DEMOLITION AND REBUILDING OF EXISTING VISITOR
CENTRE, EXTENSION & INCREASE TO EXISTING
VISITOR CAR PARKING AREA, REFURBISHMENT &
POTENTIAL EXTENSION WORKS TO POND COTTAGE,
CONSOLIDATION & REPAIR WORKS TO GNOLL
HOUSE RUINS, CREATION OF EDUCATION
INTERPRETATION CENTRE IN GNOLL HOUSE
CELLARS, CREATION OF VISITOR ACCOMMODATION
WITHIN KITCHEN GARDEN AREA & ASSOCIATED
INFRASTRUCTURE & LANDSCAPE WORKS

The Highway/Drainage Authority, in responding to the above application, provides the following substantive response:

No comment	☐
No objection (subject to any specified conditions below)	☐
Concerns have been identified (see below for how those concerns can be addressed by the applicant)	☒
Objection – on the grounds set out below	☐
SAB (SAB approval is required)	☒

MY OBSERVATIONS ON THIS PAC ARE AS FOLLOWS:-

No highway objection in principle to the proposal subject to any further submissions being in compliance with the following documents and address the comments/concerns below:

- Neath Port Talbot County Borough Council - Parking Standards (Oct 2016).
- Neath Port Talbot County Borough Council - Design Guide for Streets and Public Realm for Residential and Commercial Developments.
- Planning Policy Wales Technical Advice Note 18: Transport

- Schedule 3 of the Flood and Water Management Act (FWMA) 2010 requires surface water drainage for new developments to comply with Mandatory National Standards for Sustainable Drainage (SuDS). Reference to the Non-Statutory Ministerial National Standards and the CIRIA 753: The SuDS Manual is recommended.
- Welsh Government's Active Travel Guidance

Concerns have been identified below

1. As part of the proposal it is stated that there will be an extension and increase to the existing visitor parking area, however the number of spaces, layout of parking area and any alterations to the access road have not been provided. The EV charging points should also be provided.
2. A Transport Impact Assessment is required in accordance with TAN 18.
3. Parking provision for Pond Cottage and the accommodation need to be shown, with 1 space per bedroom being provided.
4. Details of the access route from Cimla Road will need to be submitted to ensure the capacity to allow for additional vehicles.
5. No development shall commence (including any site clearance), until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction phases. The Statement shall provide for:
 - a. **Construction methods:** details of the extent and phasing of development; details for the storage and management of plant and materials used in constructing the development
 - b. **Drainage:** Details of drainage measures during construction phases to ensure that the drainage of any adjoining land, and land downstream is not interrupted or otherwise adversely affected by the development.
 - c. **General Site Management:**
 - i. details of the construction programme including timetable
 - ii. details of site clearance
 - iii. details for erection and maintenance of security hoarding including decorative displays and facilities for public viewing.
 - d. **Control of Nuisances:** Wheel washing facilities and measures to control light spill.
 - e. **Traffic Management:**
 - i. details of site deliveries including routes of vehicles, plus delivery and construction times, taking into account the proximity of residential dwellings and any school(s) along the proposed route. It may be applicable to restrict vehicular access such as:- no deliveries in excess of 3.5 tonnes shall access or leave the site via any route during the hours of 8am to 9.30am and 2.30pm to 4pm during school term times.

- ii. details for the loading and unloading of plant and materials;
 - iii. details for the parking of vehicles of site operatives and visitors
 - iv. scheme for the erection of temporary/semi-temporary signage
 - iv. The frequency and size of vehicles used to transport the waste material arising from the construction works;
 - f. **Hours of working on site**, including specified hours for deliveries; details of restrictions to be applied during construction and demolition works (including timing, duration and frequency of works) to prevent noise or nuisance amenity issues to surrounding properties.
 - g. **Responsible Persons**: details of the persons and bodies responsible for activities associated with the CEMP and emergency contact
6. SAB approval will be required prior to any work commencing. To commence work is a breach of SAB approval required under Paragraph 7 (1) Schedule 3 of the Flood and Water Management Act 2010 whereby legal action will be taken by the Authority under The Sustainable Drainage (Enforcement) (Wales) Order 2018. Guidance and applications can be found on <https://www.npt.gov.uk/sab>
7. Should any springs or ground water seepage be encountered the on site works in that area shall cease until a scheme for collection and disposal of the water has been submitted to and approved in writing by the Local Planning Authority. No ground water shall ever be discharged into the proposed drainage scheme.
8. There must be no interference, alteration or diversion of any ditch, watercourse, stream or culvert crossing or bordering the site, without prior consultation and agreement with the Authority.
9. Unless otherwise agreed in writing by the Local Planning Authority, foul water and surface water discharges shall be drained separately from the site.
10. No surface water or Land drainage run-off shall be allowed to connect, either directly or indirectly, to the public sewerage or Highway surface water system unless otherwise approved in writing by the Local Planning Authority.
11. Adequate provision shall be made for the drainage of the site, to ensure that the drainage of any adjoining land is not interrupted or otherwise adversely effected by the development during the life time of construction.

NOTES TO APPLICANT

SAB

Please note that from 7th January 2019, all new developments of more than 1 house, or where a construction area is of 100m² or more, plus if the SAB authority believe that any redevelopment of land has significant surface water drainage implications. This will require sustainable drainage - built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers - to manage on-site surface water. More information is available in [Schedule 3 of the Flood & Water Management Act 2010](#).

These systems must be approved by the Council's Highway Development Control service acting in its SuDS Approving Body (SAB) role before construction work begins. In this respect it is essential that a developer of any such project gain SAB approval of its surface water drainage alongside any relevant planning permission. You will not be allowed to start construction until both permissions have been approved.

If you have not done so already, and your development would not fall into any of the relevant exceptions, you are therefore strongly encouraged to request further advice from the SAB. Involving the SAB Officers in pre-application discussions will allow for SuDS drainage matters (to ensure suitability of proposed SuDs design in line with national standards and adequate site layout) to be considered alongside the assessment of planning merits. There is an additional charge of £250 for this service. This can be as part of any agreed further pre-application submissions with the Planning Authority (recommended) or independently/ direct with the SAB. You are advised, however, that failing to engage in joint pre-application discussions has the potential to lead to delays and, most notably, the potential need to obtain further planning permission should any agreed SuDS design not be compliant with any relevant planning permission. Further details are available at www.npt.gov.uk/sab.

Active Travel

Development proposals must seek to maximise walking and cycling accessibility by prioritising the provision of appropriate on-site infrastructure and where necessary off-site infrastructure. Walking and cycling infrastructure and services should be prioritised and put in place from the outset, before people have moved in and travel patterns have been established, as per Planning Policy Wales, Edition 11 and Future Wales – the National Plan 2040. All new walking and cycling infrastructure should be built to standards set out in Welsh Government's Active Travel Guidance and off-site infrastructure should link to (where possible) routes on Neath Port Talbot Council's Active Travel Network Map. This shows where walking and cycling routes already exist (Existing Routes) and where upgrades or brand new routes are anticipated for the next 15 years (Future Routes) in built up areas. Further information on the Active Travel Guidance and Neath Port Talbot's Active Travel Network Map can be found here: www.npt.gov.uk/activetravel.

BT

SIGNED:  DATE: 14/06/2023
pp HEAD OF ENGINEERING & TRANSPORT

PAC Ref: N323000500 - Gnoll Country Park

Asbri Planning Ltd
Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park,



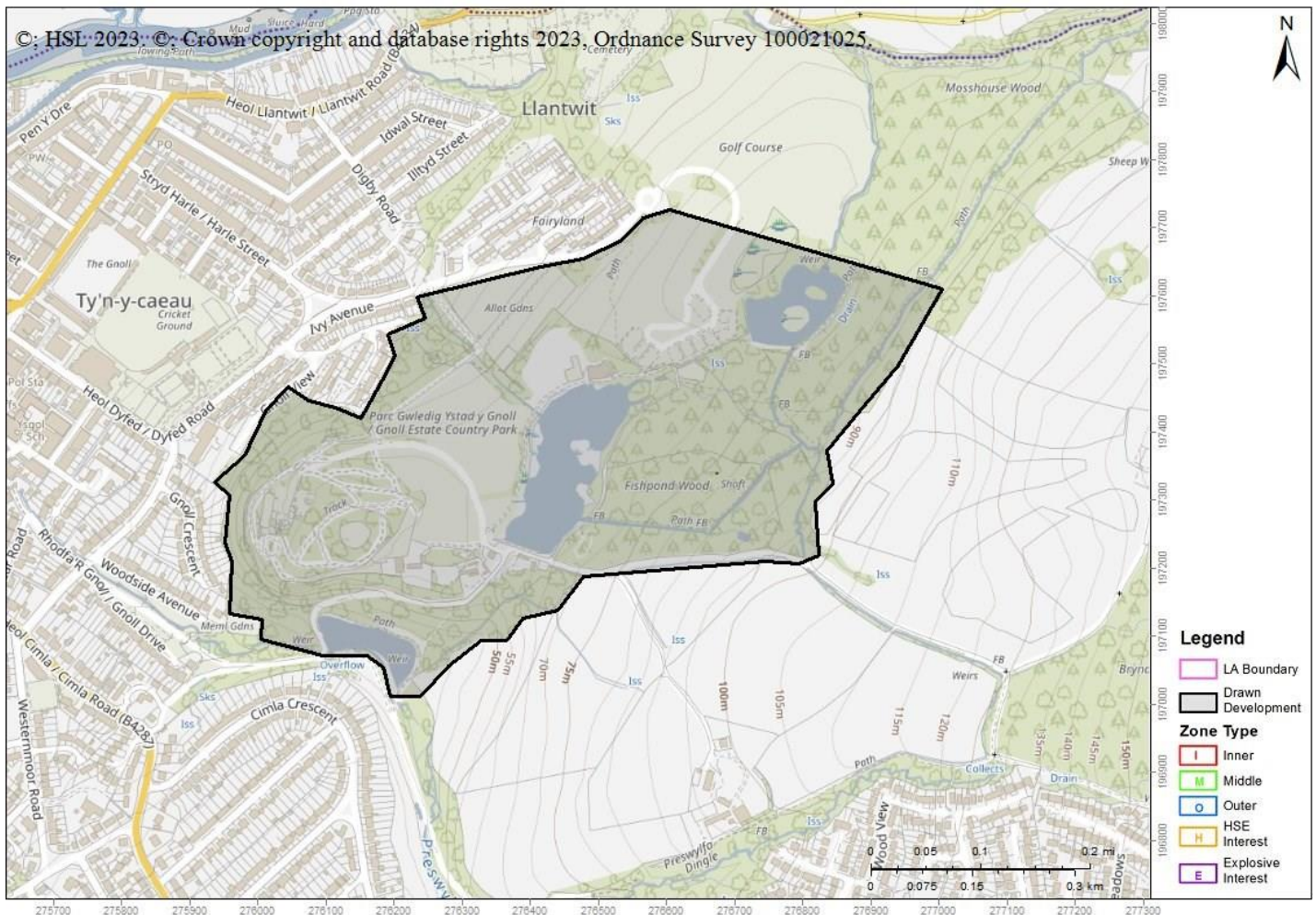
Cardiff
CF56 8RS

Advice : HSL-230523112436-744 Does Not Cross Any Consultation Zones

Your Ref: S23.117

Development Name: Gnoll Park Works

Comments:



The proposed development site which you have identified does not currently lie within the consultation distance (CD) of a major hazard site or major accident hazard pipeline; therefore at present HSE does not need to be consulted on any developments on this site. However, should there be a delay submitting a planning application for the proposed development on this site, you may wish to approach HSE again to ensure that there have been no changes to CDs in this area in the intervening period.

This advice report has been generated using information supplied by Kate Stevens at Asbri Planning Ltd on 23 May 2023.

Asbri Planning
Suite D
1st Floor
220 High Street
Swansea
SA1 1NW

ebost/email:
swplanning@cyfoethnaturiolcymru.gov.uk
Ffôn/Phone: 03000 65 3358

1st June 2023

Annwyl Syr/Madam / Dear Sir/Madam,

STATUTORY PRE-APPLICATION CONSULTATION - TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 AS AMENDED.

BWRIAD / PROPOSAL: PROPOSED DEVELOPMENT COMPRISING DEMOLITION AND REBUILDING OF EXISTING VISITOR CENTRE, EXTENSION AND INCREASE TO EXISTING VISITOR CAR PARKING AREA, REFURBISHMENT AND POTENTIAL EXTENSION WORKS TO POND COTTAGE, CONSOLIDATION AND REPAIR WORKS TO GNOLL HOUSE RUINS, CREATION OF EDUCATION INTERPRETATION CENTRE IN GNOLL HOUSE CELLARS, CREATION OF VISITOR ACCOMMODATION WITHIN KITCHEN GARDEN AREA AND ASSOCIATED INFRASTRUCTURE AND LANDSCAPE WORKS

LLEOLIAD / LOCATION: GNOLL ESTATE COUNTRY PARK, FAIRYLAND, NEATH, SA11 3BS

Thank you for providing a requisite notice to us under Article 2D of the above Order. We received a copy of your proposed application on 18th May 2023.

We have concerns with the application as proposed because inadequate information has been provided. To overcome these concerns, you should provide further information in your planning application regarding ecology and foul drainage. If this information is not provided, we may object to the planning application when formally consulted by the planning authority. Further details are provided below.

We also advise that based on the information submitted to date, we would ask the planning authority to include a condition regarding pollution prevention on any planning permission granted. Without the inclusion of this condition by the planning authority we would be likely to object to the planning application.

Ecology

We have reviewed the report entitled ‘*Levelling Up Fund – Stage 2 Document – Gnoll Estate Country Park, Neath, Neath Port Talbot, SA11 3BS*’ by Hiraeth Architecture, (undated). We recognise the large scale of the developments on site, which include works to the Gnoll House area, Pond Cottage and the Visitor Centre. We have not been provided with detailed plans at this stage, and we note that page 69 of the report states:

“To inform detailed design proposals, an extended Phase 1 habitat survey is being undertaken across areas that will be affected by the development. This supplements existing known information. The surveys are assessing the habitats currently present on site and identify any further surveys that are recommended. This will be supplemented by detailed analysis and mapping of key interventions including consideration of existing woodland structure, ground flora and shrub layers. This level of detail will ensure that proposals are fully integrated within their existing natural setting whilst sensitively managing and enhancing habitats and features. Such surveys will subsequently be completed to inform the proposed detailed designs, which will include appropriate landscape mitigation and compensation, and will be included with the planning application”.

As no ecological information has been submitted in support of the application at this stage, we are unable to provide comments on any impacts of the development on ecology. We will be able to comment once the ecological surveys have been submitted in support of any planning application.

We note the Local Planning Authority’s (LPA) Ecologist is involved within the project; any surveys proposed should be discussed and agreed with them. Page 33 of the report notes that *“Early engagement has therefore been sought with Natural Resources Wales through Megan Price - Ecologist for Neath Port Talbot Council. This has looked to address both ecology and biodiversity in an integral manner as reflected in the subsequent proposals”*. It is unclear what this refers to as we have not received communication on this.

Foul Drainage

Details on foul drainage proposals have not been provided, however we note the Draft Planning Application Form shows that both package treatment plant and cess pit are selected. It also states that it is ‘unknown’ if proposals will connect to the existing drainage system(s) on site. Information on how foul drainage will be dealt with should be provided in support of any planning application.

Within the ‘*Approach to Groundwater Protection*’ guidance (issued by the Environment Agency in 2018 and adopted by Natural Resources Wales), Position Statement G6 states *“Natural Resources Wales does not encourage the use of cesspools or cesspits, other than in exceptional circumstances. A cesspool or cesspit is a sealed unit that is used for the storage of untreated sewage. There must be no discharge to the environment. Poorly managed cesspools and cesspits present a considerable risk of causing pollution, which can be difficult to monitor and correct”*.

In addition, new developments proposing to use private drainage should follow the hierarchy within the Welsh Government Circular 008/2018 (July 2018). The Circular stresses the first presumption must be to provide a system of foul drainage discharging into a public sewer. Only where having taken into account the cost and/or practicability it can be shown to the satisfaction of the LPA that connection to a public sewer is not feasible, should non-mains foul sewage disposal solutions be considered. The use of cesspools/cesspits is discouraged. We refer you to paragraphs 2.3-2.8 in the Circular, which set out the approach to be followed.

You should therefore demonstrate how they have followed the hierarchy within the Welsh Government Circular 008/2018 (July 2018).

In exceptional circumstances, where a cesspool/cesspit can be justified, the Circular advises that a full and detailed consideration be given to the environmental criteria listed under paragraph 2.6.

It is essential that any cesspit is installed correctly. Incorrectly maintained cesspools can cause pollution by contamination of the ground, groundwater and sometimes surface water. Any damage to the fabric of the cesspool, such as cracks or holes, is difficult to detect but needs to be rectified immediately in order to prevent pollution. The cesspit should meet the requirement of British Standard BS 6297. It should be fitted with a level warning device to indicate when the tank needs emptying.

Environmental Permit

If existing private drainage systems are utilised, you should ensure that the existing system(s) have sufficient capacity to accommodate any increase in flows from the proposed development.

Applicants wishing to operate a private sewerage system will need either to apply to us for an environmental permit or register with us for an exemption from the permit requirement. Septic tanks and small sewage treatment works that meet certain criteria may be registered as exempt.

A step by step guide to registering an exemption can be found on our [website](#).

If a septic tank or private sewage treatment system is not eligible for an exemption, you will need to apply for an environmental permit, further details can be found [here](#). Should a permit be required further information may be needed as part of that application process. You are therefore advised to contact us for pre-application advice at the earliest opportunity to try to ensure that there is no conflict between any planning permission granted and the permit requirements. Further details on how to access our pre-application advice service can be found [here](#).

It is important to note that a grant of planning permission does not guarantee that a permit will be granted. A proposal may be deemed unacceptable either because of environmental risk or because upon further investigation, a connection to mains sewer was feasible.

Applicants are encouraged to ensure they have all the required permissions, consents, permits and any other approvals in place prior to commencement of works on the site.

Where private sewage treatment/disposal facilities are utilised, they must be installed and maintained in accordance with British Standard 6297 and Approved Document H of the Building Regulations. We also refer the Applicant to Guidance for Pollution Prevention 4 on the NetRegs [website](#), which provides further information.

Pollution Prevention

The site includes ponds and a series of minor watercourses, and due to the nature and scale of the development, there is a risk that pollution may occur during both construction and operational phases. We therefore advise that the following condition, securing a robust, site-specific Construction Environmental Management Plan (CEMP) detailing all pollution prevention measures, should be attached to any permission the LPA may grant.

Condition: No development including site clearance, shall commence until a site wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:

- Construction methods: details of materials, how waste generated will be managed;
- General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- Biodiversity Management: details of tree and hedgerow protection; invasive species management; species and habitats protection, avoidance and mitigation measures.
- Soil Management: details of topsoil strip, storage and amelioration for re-use.
- CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures.
- Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to minimise noise and vibration from piling activities, for example acoustic barriers; details of dust control measures; measures to control light spill and the conservation of dark skies.
- Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use
- Traffic Management: details of site deliveries, plant on site, wheel wash facilities
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.

- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details
- Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Justification: A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development and implemented for the protection of the environment during construction.

Other Matters

Please note, if further information is prepared to support an application, it may be necessary for us to change our advice in line with the new information.

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

In addition to planning permission, you are advised to ensure all other permits/consents/licences relevant to the development are secured. Please refer to our [website](#) for further details.

Further advice on the above matters could be provided prior to your planning application being submitted, however there would be a charge for this service. Additional details are available on our [website](#).

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

Hannah Roberts

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales

Iwan Rowlands

From: Thomas, Rhodri <Rhodri.Thomas@wsp.com>
Sent: 15 June 2023 10:30
To: Mail Asbriplanning
Cc: LGC_Development_Control-South@gov.wales
Subject: Pre Planning - Gnoll Estate Country Park, Fairyland, Neath

Morning Asbri Planning,

On behalf of the Welsh Government,

Pre Planning - Gnoll Estate Country Park, Fairyland, Neath Proposed development comprising demolition and rebuilding of existing visitor centre, extension and increase to existing visitor car parking area, refurbishment and potential extension works to Pond Cottage, consolidation and repair works to Gnoll House ruins, creation of education interpretation centre in Gnoll House Cellars, creation of visitor accommodation within Kitchen Garden area and associated infrastructure and landscape works

I refer to your consultation of 18/05/2023 regarding the above pre-planning application and advise that the Welsh Government as highway authority for the A465 trunk would not issue a direction in respect to a future planning application.

If you have any further queries, please forward to the following Welsh Government Mailbox
Lgc_development_control-south@gov.wales

Regards

Rhodri

Rhodri Thomas BSc. (Hons) GMICE
Senior Engineer

I am now on secondment, and will have intermittent access to emails.



T+44 (0) 29 20 769 275

1 Capital Quarter, Tyndall Street
Cardiff
CF10 4BZ

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<http://www.canit.akauk.net/>

Asbri Planning
Suite D 1st Floor,
220 High Street,
Swansea
Swansea
SA1 1NW

Date: 20/06/2023
Our Ref: PPA0007957

Dear Sir/Madam

Grid Ref: 276481 197462

Site Address: Gnoll Estate Country Park, Fairyland, Neath

Development: 2D - (As Amended) Proposed development comprising demolition and rebuilding of existing visitor centre, creation of education interpretation centre

I refer to your pre-planning enquiry received relating to the above site, seeking our views on the capacity of our network of assets and infrastructure to accommodate your proposed development. Having reviewed the details submitted I can provide the following comments which should be taken into account within any future planning application for the development.

Firstly, we note that the proposal relates to a proposed re-development of the existing visitor centre at Gnoll estate country park and acknowledge that the site comprises of a potential windfall development with no allocated status in the Local Development Plan (LDP). Accordingly, whilst it does not appear an assessment has been previously undertaken of the public sewerage system, we offer the following comments as part of our appraisal of this development.

Public Sewerage Network

There is no public sewerage system in this immediate locality and therefore any new development will require provision of satisfactory alternative facilities for sewage disposal. Alternatively, the site is located approximately 200 metres to the South of a public sewerage system that drains to Afan WWTW, and it may be possible for the Developer to requisition sewers from Dwr Cymru Welsh Water under Sections 98 - 101 of the Water Industry Act 1991.

You are also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist you may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus in and around your site.

Please be mindful that under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

Surface Water Drainage

As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy which states that discharge to a combined sewer shall only be made as a last resort. Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to a surface water drainage body in liaison with the Land Drainage Authority and/or Natural Resources Wales.

It is therefore recommended that the developer consult with Neath Port Talbot Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, DCWW is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation. Please refer to further detailed advice relating to surface water management included in our attached Advice & Guidance note.

In addition, please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

Foul Water Drainage – Sewerage Network

It appears the application does not propose to connect to the public sewer, and therefore Dwr Cymru Welsh Water has no further comments. However, should circumstances change and a connection to the public sewerage system/public sewage treatment works is preferred we must be re-consulted on this application.

You may need to apply to Dwr Cymru Welsh Water for any connection to the public sewer under Section 106 of the Water industry Act 1991. However, if the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

SEWAGE TREATMENT

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dwr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

WATER SUPPLY

We advise the applicant is to utilize existing connection to the watermain, however should a new water connection be required, we request the applicant to contact us to establish a suitable connection point.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at developer.services@dwrwymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services

Please Note that demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.



Dŵr Cymru
Welsh Water

PPA0007957 Sewer Plan



LEGEND(Representative of most common features)

Waste networks:

	Foul chamber		Outfall
	Surface water chamber		Lamphole
	Combined chamber		Storm Overflow
	Combined sewer overflow		Rising main
	Special purpose chamber		Gravity sewer
	Treatment works		Private sewer
	Pumping station		Private sewer subject to Sect. 104 adoption agreement
RED	- Combined		Private Sewer Transfer
GREEN	- Surface Water		Lateral Drain
BROWN	- Foul		Inspection Chamber
Purple	- Former S24 sewers (for indicative purposes only)		

NB: Sewer symbol colour indicates the type.

Notes:

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation.

Dŵr Cymru Cyluneddy (the Company) gives this information as to the position of its underground apparatus by way of general guidance only and on the understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus. The error of locating apparatus before carrying out any excavations made entirely on site. The information which is supplied by the Company is done so in accordance with statutory requirements of sections 103 and 109 of the Water Industry Act 1991 which is based upon the best information available and, in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclose the existence of a water main, service pipe, sewer, lateral drain or disposal main and any associated apparatus (all below 1.5 metres) or if they do, the position thereof including their position in relation to the ground may not be accurate. It must be understood that the furnishing of this information is entirely without prejudice to the provisions of the New Roads and Street Works Act 1991 and the Company's rights to be compensated for any damage to its apparatus.

Service pipes are not generally shown but their presence should be anticipated.

**EXACT LOCATIONS OF ALL APPARATUS
TO BE DETERMINED ON SITE.**

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Map scale: 1:1250
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Printed on: 20 Jun 2023



Dŵr Cymru
Welsh Water

PPA0007957 Water Plan



LEGEND(Representative of most common features)

Waste networks:

	Foul chamber		Outfall
	Surface water chamber		Lamphole
	Combined chamber		Storm Overflow
	Combined sewer overflow		Rising main
	Special purpose chamber		Gravity sewer
	Treatment works		Private sewer
	Pumping station		Private sewer subject to Sect. 104 adoption agreement
NB: Sewer symbol colour indicates the type.			Private Sewer Transfer
RED - Combined			Lateral Drain
GREEN - Surface Water			Inspection Chamber
BROWN - Foul			
Purple - Former S24 sewers (for indicative purposes only)			

Notes:

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation.

Dŵr Cymru Cyluneddy (the Company) gives this information as to the position of its underground apparatus by way of general guidance only and on the understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus. The error of locating apparatus liable for carrying out any excavations made entirely on site. The information which is supplied by the Company is done so in accordance with statutory requirements of sections 103 and 109 of the Water Industry Act 1991 which is based upon the best information available and, in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclose the existence of water mains, service pipes, drains, lateral drains or disposal mains and any associated apparatus (all below 1.5 metres) or if they do, the position thereof including their position may not be accurate. It must be understood that the furnishing of this information is entirely without prejudice to the provisions of the New Roads and Street Works Act 1991 and the Company's rights to be compensated for any damage to its apparatus.

Service pipes are not generally shown but their presence should be anticipated.

**EXACT LOCATIONS OF ALL APPARATUS
TO BE DETERMINED ON SITE.**

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Printed by: Chris Trower
Printed on: 20 Jun 2023

Appendix G - Responses received from 'other' consultees



Friends of Gnoll Park
friendsofthegnoll@gmail.com

9th June, 2023

Asbri Planning
Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW
mail@asbriplanning.co.uk

Your Ref: S23.117

Dear Sir / Madam

Re: Gnoll Estate Country Park Pre-application Consultation

In response to the pre-application consultation for the Gnoll Park Levelling Up Fund Proposals we would like to provide the following initial response, anticipating further comments to be provided for the consultation on the planning application.

We welcome investment in the Gnoll Country Park, recognising that available resources have limited the work that has been able to delivered there over recent years. Whilst we support the principle of investment and ambition to further develop the site as a visitor destination, we do have a number of comments, as outlined below.

Ongoing Resources

The proposed development will inevitably lead to a need for increased staff and resources at the Park. At the moment, we feel that the park is understaffed, with a reduction in ranger posts meaning that management of the wider park (beyond the immediate vicinity of the visitor centre and main routes) is extremely limited. The proposals are not clear on the ongoing commitment for staff resources and we feel this should be addressed at this early stage, to ensure that the new infrastructure can be maintained adequately, without impacting on the work load of existing staff.

Community Involvement

The level of community involvement in working up detail of the scheme for the planning application is limited to date, therefore we welcome the opportunity to comment at this stage. There is reference to the public consultation that was done, however we consider that this was quite limited in scope, as it provided no opportunity for detailed comment on the proposals, over and above an indication of level of support for individual elements.

We should stress that there has been no opportunity for the Friends of Gnoll Park to become involved in refining details of the plans, although we recognise, and welcome, earlier engagement that was undertaken as part of the LUF application process. In particular, we feel that it is important that the Neath Port Talbot Local Nature Partnership and Friends of Gnoll Park are involved in developing and confirming proposals that will address biodiversity, and other heritage, requirements.

Biodiversity and ecosystem resilience

The proposal sets out an ambition for biodiversity enhancement, alongside mitigation, which is welcomed. It is difficult to comment more fully on this element, given the lack of detail that is provided, however the range of measures that are proposed are felt to provide reasonable opportunity to meet the requirement for biodiversity net gain, provided a clear distinction is made between:

- What is required for mitigation, with all reasonable efforts made to avoid loss of biodiversity
- Compensation for what genuinely cannot be mitigated, and
- What is required for enhancement, ensuring that compensation requirements are not presented as enhancement.

In terms of the suggested enhancements, whilst recognising that these are not yet finalised, we do ask that consideration to be given to:

- Exploration of all opportunities for enhancement through management of existing habitat BEFORE creation of new. The biodiversity potential at the Gnoll is largely unrealised and there is scope for restoration / enhancement of habitat without new planting / seeding.
- With exception to some path edges / corners, there is very little species rich grassland habitat at the Gnoll, despite the extensive areas of amenity grassland which offer little value to biodiversity. Although there is a need for woodland management and enhancement, woodland habitats are well represented (in terms of extent) and the adjacent Brynau Woods initiative (Woodland Trust) is significantly increasing the woodland resource locally. Additional woodland creation, therefore, is not felt to be a priority for the Gnoll.
- The 4th / bottom pond (adjacent to Cimla Crescent, referred to as the Lower Pool in Figure 9, Landscape Plan) is in urgent need of management, with high levels of siltation reducing its volume and extent, causing loss of bankside vegetation and contributing to significant nutrient enrichment and algal blooms. This pond would benefit greatly from inclusion in the compensation / enhancement measures to be provided.

We anticipate that the biodiversity measures will be detailed more comprehensively for the planning application itself, and we look forward to commenting further at that stage.

Visitor Centre

The space that is to be provided for Friends of Gnoll Park is unclear. In development of the proposal for the LUF application, it was understood that secure storage provision for tools would be provided, however the text on page 90 gives an impression of having access to shared space, whilst there is no reference to any such space on the plans. Currently, Friends of Gnoll Park have access to a secure location within the proposed kitchen garden area, which will be lost as part of the development. Access to secure storage for our tools is vital for the running of the Friends volunteer activities and we ask that clarification is provided on this point for the planning application.

The proposal sets out sustainability measures that will be adopted in terms of energy, also making reference to an intention to incorporate biodiversity features, all of which is welcomed. However, there is no detail, or ambition, set out for wider sustainability measures, such as waste reduction, provision of water refill stations, etc. There is currently a high level of usage of disposable material in the café and it's unclear whether the current design has the space / capacity to ensure that a more sustainable approach can be taken with the new building. We feel that sustainability should be central to any business model for the Gnoll going forward, and the design of the building (and all other proposals) should maximise any opportunities to achieve this.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Catrin Evans', with a stylized, flowing script.

Catrin Evans
Secretary to Friends of Gnoll Park

Iwan Rowlands

From: Emma Box
Sent: 30 May 2023 10:05
To: Iwan Rowlands
Subject: FW: Gnoll Estate Country Park, Fairyland, Neath, SA11 3BS

Morning Iwan

A response below 😊

Thanks
Em

From: Rob Dunning <Rob@ggat.org.uk>
Sent: 25 May 2023 14:54
To: Emma Box <EmmaB@asbriplanning.co.uk>
Subject: RE: Gnoll Estate Country Park, Fairyland, Neath, SA11 3BS

Dear Emma,

Many thanks for the pre-planning enquiry. We have consulted the regional Historic Environment Record (HER) and note the proposals are located in an area of very high archaeological potential.

The park itself is a Grade II* listed formally designed parkland with its main phases of construction dating from the early 18th century through to the late 19th century (PGW(Gm)60), and includes numerous parkland features, Listed buildings and structures, and the site of the original mansion associated with the parkland. The Gnoll Estate can be dated back to the Evans family in the mid-16th century, but the visible mansion remains were built by Humphrey Mackworth in the early 18th century, extended in the late 18th century, but demolished in 1957 with only the foundation and cellars surviving. The formal gardens were developed by the Mackworth's in the early 18th century with the introduction of features from the French tradition, including a formal terrace, parterres and chestnut-tree avenue. In the 1720s Thomas Greening was engaged to redesign the grounds, with the introduction of new views, a ha-ha and cascades. Further features were added in the 1730s and 1740s, including a grotto and gazebo, and other 18th century features include the Fishpond Cottage and Grade II listed Ivy Tower. During the 19th century tennis courts and a unique circular bowling green were added, and in the early 20th century white marble memorial gates were erected to commemorate World War 1. The surrounding parkland includes wide open areas, a 19th century arboretum, around 240 acres of woodland, and three main ponds.

As such there is the definite potential to encounter/adversely affect archaeological remains during the course of any development or restoration works. Therefore, should a similar application to the one you have outlined be submitted we would be likely to recommend an archaeological desk-based assessment be carried out in the first instance. The assessment will further identify the archaeological potential of the site, as well as to determine any impact of the proposal on the archaeological resource, including setting. Such an exercise will need be conducted in accordance with the Chartered Institute for Archaeologists Standard and guidance for historic environment desk-based assessment (2014) and to an agreed written scheme of investigation (WSI).

This is in accordance with Planning Policy Wales, Eleventh Edition February 2021, Paragraph 6.1.26 and Technical Advice Note 24, May 2017, Paragraphs 4.7-4.8.

It should also be noted that, depending on the results of the assessment, further archaeological mitigation may be required, either pre or post-determination, as appropriate.

Also, as the proposals are located within a Registered Park and Garden, **Cadw** should be consulted.

Should you require anything further, please get in touch.

Regards,

Rob

Rob Dunning BSc MCIfA
Archaeological Planning Officer
Glamorgan-Gwent Archaeological Trust Ltd
SA12 Business Centre
Seaway Parade
Baglan Energy Park
Port Talbot
SA12 7BR

e-mail rob@ggat.org.uk
<https://ggat.org.uk/cms/>

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From: Emma Box <EmmaB@asbriplanning.co.uk>

Sent: 18 May 2023 13:59

Subject: [BULK] SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Gnoll Estate Country Park, Fairyland, Neath, SA11 3BS

Dear Sir/madam

Please see attached Consultation for your attention.

Kind regards

Emma Box – Administrator

Asbri Planning Ltd | T: 01792 480535 | W: <http://www.asbriplanning.co.uk>

Please note my working hours are Monday to Thursday 9.30-2.30pm



Swansea | Cardiff



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Pencadlys Heddlu

Heol y Bont-faen
Penybont
CF31 3SU

Mewn argyfwng ffoniwch **999**
fel arall, ffoniwch **101**
Gwefan: www.heddlu-de-cymru.police.uk

Police Headquarters

Cowbridge Road
Bridgend
CF31 3SU

In an emergency always dial **999**
for non-emergencies dial **101**
Website: www.south-wales.police.uk

Police Headquarters

Cowbridge Road
Bridgend
CF31 3SU

Mobile: 07870914883

Email: Joy.Nicholls2@south-wales.police.uk

30th July 2023

FAO: **Iwan Rowlands**

Graduate Planner

Asbri Planning Ltd

RE: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Gnoll Estate Country Park, Fairyland, Neath, SA11 3BS

Dear Iwan,

South Wales Police have reviewed the following documents in relation to the above scheme of work at the Gnoll Estate Country Park, Neath;

- Draft Application Form
- Gnoll Park Levelling Up Funding Stage 2 Report
- Site Location Plan-Extract
- Site Location Plan

The documents relate to a proposed scheme of work which will see the restoration and enhancement of The Gnoll Estate and Country Park. The Gnoll is a grade II designated park which is situated on steep-sided hill, or knoll, on the east of Neath.

The proposals include;

- Consolidation and repair works' to Gnoll House ruins, including cellars
- Demolish and rebuild a Visitor Centre
- Extension and increase of Visitor Parking area
- Refurbishment and extension of Pond Cottage
- Landscaping Works

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South Wales Police are very keen to work with the developers to provide advice and guidance in relation to Secured By Design. Constructing well designed places, buildings and communities that promote both sustainable communities and health and wellbeing is an objective that Secured by Design widely supports. However, it is imperative that they must also be safe, secure, and accessible. Mitigating the opportunities for crime is not only about reducing and preventing injury and crime, but it is also about building strong, cohesive, vibrant and participatory communities. Academic research findings have proven SBD to deliver significant crime reductions and cost efficiency savings for a wide range of stakeholders including local authorities, housing associations, landlords, residents and the police service. The police service continually re-evaluates the effectiveness of Secured by Design and responds to emerging crime trends and independent research findings, in conjunction with industry partners, as and when it is considered necessary and to protect the public from crime.

It is worth noting that the “**Protect Duty Bill**” (**Martyn’s Law**) is currently going through various stages of Parliament and although it has not become law at this stage, it is likely to come into effect by 2024. The Protect Duty Bill will take a two-tiered approach as below;

Standard- will drive good preparedness outcomes. Locations with a maximum occupancy of **greater than 100 people** at any time will be required to undertake low-cost, simple yet effective activities to improve protective security and preparedness. This will be achieved by accessing free awareness raising materials and development of a basic preparedness plan considering how best a location can respond to a terrorist event in their locale.

Enhanced- focussed on high-capacity locations in recognition of the potential consequences of a successful attack. Locations with an **occupancy of 800+ at any time** will additionally be required to take forward a risk assessment and subsequently develop and implement a security plan. Enhanced Duty holders will be required to meet a reasonably practicable test.

Premises will fall within scope of Martyn’s Law where “**qualifying activities**” take place.

This will include activities such as entertainment, leisure, retail, food and drink, museums and galleries, sports grounds, public areas of local and central Government buildings (e.g., town halls), visitor attractions, temporary events, Places of Worship, health, and education. It is proposed that Martyn’s Law will apply to eligible locations which are either: **a building (including collections of buildings used for the same purposes, e.g., a campus); or location/event (including a temporary event) that has a defined boundary, allowing capacity to be known.** Eligible locations whose maximum occupancy meets the above specified thresholds will be then drawn into the relevant tier.

I make the following recommendations so that the Secured By Design Gold (SBD) Award can be achieved. I have based my recommendations on the proposed, likely or potential risks associated with this development and the current crime profile for the area.

The below crime figures have been taken from the Police.UK website and relate to the “Neath North” Ward, for the 12 month period of May 2022 to April 2023.

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Anti-Social Behaviour	193
Burglary	34
Vehicle Crime	9
Criminal Damage and Arson	53
Other Theft	54
Violence and Sexual Offences	289
Public Order	124
Drugs	38
Bicycle Theft	3
Possession of Weapons	5
Robbery	2
Theft from the Person	4

Observations and Recommendations:

There seems to be no mention of community safety or Secured By Design within the reports provided. It is recognised that the whole site is one of historical importance and is listed Grade II and that any improvements and changes to the site will be achieved with the agreement of CADW. It is however vital that community safety is taken into consideration at the design stage and that "Secured by Design" standards are used wherever possible. This will help to add to the sustainability of the scheme by making it a safe, well maintained site that will last long into the future.

Gnoll House Ruins and Cellars

The aim of the proposal is to reinstate the ruins of Gnoll House and its existing cellars, as a central point within the wider parkland. The cellars are to be re-purposed to provide an interpretive experience of the house, together with a new educational facility which is to be situated below the original Drawing room and Library. Digital Media and Seating is to be provided and there will be lighting and heating throughout. Interactive, Virtual Reality Sets will be stored within this area.

It is also proposed that the area of ruins will also be used as an outdoor performance space, with the potential for theatre and cinema events.

Recommendations

(i). Boundary Identification.

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1. Defensible space using symbolic barriers e.g. pillars, rumble strip, or a change of road surface, i.e. colour or texture, must be built into the design to encourage a feeling of territoriality amongst users especially at the entrance to the development.
2. There must be a change of surface, i.e. colour or texture to identify public areas from private or semi-private areas.
3. In the case of the Lodges, each will require a clear boundary demarcation to promote a sense of privacy. More detailed information will be provided with a more detailed plan of the accommodation.

REASON: To assist in differentiating from public and private space and reduce anti-social behaviour.

(ii). Vehicle Access, Pedestrian Access and Control.

Due to the potential for an outdoor theatre/cinema, event space, it is necessary to consider any potential conflict between vehicular access and that of pedestrians and visitors. **The following recommendations need to be considered for the Gnoll House and Ruins – theatre/cinema etc, Visitor Centre and Accommodation area and any other areas where large groups of people can congregate. This will be in line with “Martyn’s Law”.**

4. External barriers that conform to IWA 14 (PAS 68/69) should be put in place to provide a strengthened perimeter in order to prevent/control access to pedestrian areas/crowded places. **Some existing footpaths are wide enough for vehicles to be driven on.**
5. Measures should be put in place that reduce the speed of vehicles approaching the main event spaces and buildings by means of bends, chicanes, or other traffic calming methods. These would be located in the areas of ‘run up’ to the buildings, or where large groups of persons congregate. Ideally vehicles would not be allowed to encroach within 30 meters of the build line.
6. Vehicle and pedestrian areas on site must be separated.

REASON: To enhance the safety of pedestrian and vehicle users on the site.

(iii). Vehicle parking.

7. The perimeter of vehicle parking areas must be clearly defined with the entrances/exits clearly marked.
8. The parking surfaces must be of good quality with parking bays clearly marked.
9. Vehicles should be directed by arrows to move in a circulatory direction and have clearly marked areas for pedestrians.
10. Parking areas must be well lit with the lighting meeting the relevant British Standard of BS 5489:2020 and complement the CCTV coverage.
11. There must be clear lines of sight across the parking bays and every bay must be protected by monitored CCTV.

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12. The Car Park should be built to meet the Park Mark standards. Further information can be found on the following website www.britishparking.co.uk
REASON: To prevent vehicle crime and enhance community safety.

(iv). Doors and Access Control.

13. Securing the cellars when not in use is an important consideration. Where possible and if agreed by Cadw, any new doors should be PAS 24:2022 and should be accompanied by access control that is compatible (tested) with the door. Any other locks that may be used should be "Sold Secure".
14. Access into the cellars should be supervised at all times.
REASON: To prevent unauthorised access when not in use and to prevent Anti-Social Behaviour.

(v). Storage of Valuable Equipment.

15. All valuable equipment must be stored in a lockable room/cabinet and the locks must be "Sold Secure". In the case of any Digital Media/Interactive VR Sets, it is worth considering that they are kept securely within the Visitor Centre.
REASON: To prevent burglary and theft.

(vi). Lighting.

The proposal indicates that there will be provision of new lighting to the site. It is understood that there may be a need to create a balance between personal safety and the inherent ecological sensitivities of the site. However, with careful consideration of a lighting plan, it will still be possible to achieve SBD.

16. Lighting on the whole development must be effective and complement CCTV.
17. Lighting in all public spaces, must meet the British Standard 5489:2020. This will include areas such as the Visitor Centre, accommodation areas and car parks.
18. Bollard Lighting should only be considered for decorative purposes as they do not provide facial illumination.
19. Further information can be found on the SBD website
www.securedbydesign/lightingagainstcrime.
REASON: To enhance community safety.

(vii). Landscaping and planting.

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The Country Park contains established woodlands and vistas that are to be protected and re-opened. These areas are to be managed by staff at the Park. It is worth noting that for any new landscaping schemes, poor landscape design proposals can compromise the safety and security of people and properties. Hiding places can be created and visibility significantly reduced if trees and shrubs are poorly positioned, and species inappropriately chosen and maintained. This may increase the opportunity for crime and increase a person's sense of vulnerability, which ultimately will affect the level of use.

20. Overgrown shrubs and other thick barriers that are in close proximity to public areas must be avoided and clear sightlines must be maintained over long distances.
 21. Windows and doors must not be obscured.
 22. Landscaping features and trees in public areas must not have any foliage below 2 metres from the ground.
 23. Trees and other landscaping features must not be positioned where they could create hiding/entrapment spaces, obscure signage and lighting or provide a potential climbing aid into properties.
 24. Planting schemes should take into account growth rates, height and spread and regular maintenance should form part of a "Maintenance Plan".
- REASON: To enhance community safety.

(viii). Visitor Centre.

25. Buildings should be orientated so that they overlook public space and neighbouring buildings to support informal oversight by those who use and visit the site. It is good to see that this has been taken into account. This will help to provide good, natural surveillance.
 26. Walls constructed, for example of alloy sheeting with a sandwich of soft insulating material can be vulnerable to attack by chain saw etc. If such materials are to be used in respect of this development, the first 2 metres in height should be brickwork or materials of a similar strength.
 27. Deep recesses or alcoves should be designed out and there should be clear lines of sight around a building.
 28. The roofs of buildings must be solidly constructed and protected. Access to the roof areas must be made difficult.
 29. Roof lights, where necessary, must be of a polycarbonate construction and secured by non-return screws. Roof glazing and service openings, where present should be protected.
 30. External pipe work should be recessed into the fabric of the building.
- REASON: To prevent burglary and enhance community safety.



(ix). Door security.

- 31. As the Visitor Centre is intended to be a new build, with no constraints from CADW, we recommend that all external doors fitted to building should, where possible, meet Secured by Design standards i.e. LPS 1175 SR2, PAS 24:2022 or equivalent. If this not possible the doors and windows should be manufactured and installed to Secured by Design standards and specifications.
- 32. Fire doors must have no external furniture fitted and be alarmed.
- 33. All vertical lift doors must be locked in place, internally and externally, when the units are unoccupied.
- 34. In respect of operating mechanisms external fittings must be avoided. Internal mechanisms must be secure and sited away from the door openings.
- 35. All glass in door panels or panels adjacent to doors should be laminated (7.4mm) with appropriate fixings.
REASON: To prevent burglary.

(x). Window security.

- 36. All vulnerable windows fitted, e.g. ground floor windows, windows above flat roofs, must meet the SBD standard i.e. PAS 24:2022 or equivalent and be third party tested and certificated. They should also have key operated window locks fitted.
REASON: To prevent burglary.

***** Please Note *****

PAS 24:2022 was published by BSI and came into effect on 30 September 2022. This PAS supersedes PAS 24:2016, which has been withdrawn. There will be a transition period where SBD will be allowing both standards to run concurrently for a period of 24 months, ending on 30th September 2024.

(xi). Access Control.

- 37. Access from public areas into private areas in, for example the offices, staff areas of the Café etc, must be controlled e.g. by proximity readers/fob access.
- 38. Rooms where valuable property or information is stored must be kept locked when unoccupied (As at point 6 above).
REASON: To prevent theft.

(xii). Intruder alarm system.



39. The Visitor Centre and any other buildings within the site, when unoccupied, should be alarmed.
40. All rooms, where valuable property/ information is stored, should be protected by an alarm system linked to a central control room.
41. Personal attack alarms linked to the alarm system should be installed in areas where staff are likely to be vulnerable e.g. reception areas, cash offices, accounts offices etc.
- REASON: To Prevent burglary.

(xiii). Cash handling.

42. Cash handling areas must enjoy good natural surveillance, be installed within a solid brick surround and ideally have an outward opening air lock door system.
- REASON: To prevent theft.

(xiv). Cycle Store.

43. Cycle Storage if there is to be any, must meet SBD standards. Further security information on Cycle Storage can be found on the Secured By Design website www.securedbydesign.com
44. Cycle stores must be protected by CCTV and appropriate lighting.
- REASON: This will ensure that such stores are only accessible to residents and will prevent burglary and theft of pedal cycles.

(xv). Bin stores.

45. Bin stores must be secure areas and preferably located away from the main buildings to prevent arson attack.
- REASON: To control and preserve the cleanliness of the area and prevent arson.

(xvi). CCTV:

Due to the nature and position of this site CCTV will be required.

46. The CCTV system must have a recording capability, using a format that is acceptable to the local police. The recorded images must be of evidential quality if intended for prosecution, i.e of recognition and identification standard. Normally this would require a full 'body shot' image of a suspect. It is recommended that fixed cameras are deployed at specific locations for the purpose of obtaining such identification shots. An operational requirement must take account of this fact and decisions made

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as to what locations around the building are suitable for obtaining this detail of image. The recording of vehicle licence plates may also be practical and useful.

47. CCTV systems must be installed to BS EN 50132-7:2012 CCTV surveillance systems for use in security applications.
48. CCTV systems may have to be registered with the Information Commissioner's Office (ICO) and be compliant with guidelines in respect to Data Protection and Human Rights legislation. Further information is available at this website: www.ico.gov.uk.
49. Signage that complies with the requirements of the ICO will also be required and placed in strategic locations around the site.

Reason: To enhance security and community safety.

(xvii). Pond Cottage and Kitchen Garden Accommodation.

50. See points 31 to 42 and 46. Further detailed advice can be provided once a detailed plan is provided. This is again a listed building and as such, any alterations made will be with the agreement of CADW.
51. In relation to the accommodation, see also Point 3 above.

I would be happy to work with the developer to achieve the Secured By Design Gold Award. Any further detailed information can be found on the Secured by Design website www.securedbydesign.com

Please Note:

For the Secured by Design Award to be made PAS 24 2016 doors and windows **must be visibly and preferably permanently marked PAS 24 2016 and be third party tested and certificated**. If the stickers are not visible, developers will be asked to produce a certificate to confirm that the model windows that have been installed, have been tested and certified by a third party and that they meet the required Secured By Design standards.

Policy Support:

- The Crime & Disorder Act 1998 created a statutory partnership between local authorities, the police and other key partners to work together in reducing crime and disorder in all aspects of their work.
- Section 17 of the Act states:
"It is the duty of the authority to exercise its various functions with due regard to the likely effect on crime and disorder in its area and the need to do all that it reasonably can to prevent crime and disorder."
- TAN 12 Design. Para 5.17.1 "Local authorities are required to have due regard to crime and disorder prevention in the exercise of their functions"

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under Section 17 of the Crime and Disorder Act 1998. Consideration should be given to practical ways in which the design of development can reduce opportunities for crime, disorder and anti-social behaviour.”

- Planning Policy Wales
- 4.10.12 Local Authorities under Legal Obligation to consider the need to prevent and reduce crime and disorder.....
- 8.2.1. – Transport – Provision of safe, convenient and well signed routes
- 9.1.1. –Housing – Objective to provide homes that are in good condition, in safe neighbourhoods and sustainable communities
- 9.1.2. Housing – Greater emphasis on quality, good design, and the creation of places to live that are safe and attractive

Yours sincerely

Joy Nicholls (DOCO)
Design-Out Crime Officer
South Wales Police

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