

Date: 10th May 2024
Our Ref: S23.117

Planning Department
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Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
GNOLL ESTATE COUNTRY PARK, FAIRYLAND, NEATH, SA11 3BS
DISCHARGE OF CONDITION 4 (CONTAMINATION ASSESSMENT) OF PLANNING PERMISSION P2023/0659
PLANNING PORTAL REFERENCE: PP-12916107

Asbri Planning Ltd have been instructed by the Head of Property and Regeneration for Neath Port Talbot County Borough Council to submit an application on their behalf seeking the discharge of condition 4 of planning permission P2023/0659. The permission allowed for the demolition of existing visitor centre and construction of new 2 storey visitor centre including new balustrades, sprinkler tank, external lighting of pedestrian routes from existing car park and associated landscaping and drainage works at Gnoll Estate Country Park, Fairyland, Neath, SA11 3BS.

Discharge of Condition Application

Condition 4 (Contamination Assessment) states:

"No construction work shall commence on site until an assessment of the nature and extent of contamination affecting the application site area has been submitted to and approved in writing by the Local Planning Authority. This assessment must be carried out by or under the direction of a suitably qualified competent person in accordance with BS10175 (2011) 'Investigation of Potentially Contaminated Sites Code of Practice' and shall assess any contamination on the site, whether or not it originates on the site. The report of the findings shall include:

(i) an intrusive investigation to assess the extent, scale and nature of contamination which may be present, if identified and as required by the desk-top Ground Conditions Assessment Report (August 2023) hereby approved;

(ii) an assessment of the potential risks to:

- human health,*
- groundwater and surface waters*
- adjoining land,*
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,- ecological systems,*
- archaeological sites and ancient monuments; and*
- any other receptors identified at (i)*

(iii) an appraisal of remedial options, and justification for the preferred remedial option(s).

Reason: To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment, and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan.

In accordance with the planning approval ref: P2023/0659, the enclosed Ground Conditions Assessment Report provides information relating to the relevant planning condition as set out below:

- Condition 4 (i) – Sections 4/5/7
- Condition 4 (ii) – Sections 3/7
- Condition 4 (iii) – Section 7

In order to satisfy the requirements of the above condition, the following information has been submitted for consideration:

- Covering Letter;
- Site Location Plan (Scale 1:1250); and
- Updated Ground Conditions Assessment Report (September 2023)

In addition to the above, the planning application fee of £115 will be paid via internal transfer.

It is considered the information comprehensively addresses the requirement of the conditions and therefore I look forward to confirmation of its discharge in the near future.

I trust you will find this application in order, however if I can be of any further assistance, please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'I Rowlands', with a horizontal line underneath.

Iwan Rowlands - Graduate Planner
Asbri Planning Ltd