

Date: 10<sup>th</sup> 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 5 (REMEDIATION SCHEME) OF PLANNING PERMISSION P2023/0659**  
**PLANNING PORTAL REFERENCE: PP-12916120**

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 5 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 5 (Remediation Scheme) states:**

*"No development shall commence on site until a remediation scheme to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, buildings, other property and the natural and historic environment shall be prepared and submitted to and approved in writing with the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives, remediation criteria and site management procedures. The measures proposed within the remediation scheme shall be implemented in accordance with an agreed programme of works.*

*Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, 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 submitted Ground Conditions Assessment Report provides information relating to the relevant planning condition as set out below:

- Condition 5 – Section 7 (No remedial measures required)

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 'Rowlands', with a horizontal line underneath.

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