

Date: 14th May 2024
Our Ref: S23.117

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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 3 (CEMP) OF PLANNING PERMISSION P2023/0659
PLANNING PORTAL REFERENCE: PP-12916070

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 3 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 3 (CEMP) states:

"Notwithstanding any other details which may be given in the Construction and Environmental Management Plan ('CEMP') hereby approved, no development shall commence, including any works of demolition, until an amended CEMP has first been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. 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. This should include drawings that highlight the methods to control surface water flows, and be site specific;*
- c) General Site Management: details of the construction programme including timetable; details of site clearance; details for erection and maintenance of security hoarding including decorative displays and facilities for public viewing;*
- d) Responsible Persons: details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details, the CEMP must also be signed by the responsible person;*
- e) Traffic management: Internal traffic management scheme should be provided for once the materials are at site compound, and needing to be transported to the construction area. This is required to be discussed due to possible high volume of pedestrians within the park's grounds. The stipulated proposed delivery route is unacceptable and another route would need to be provided that uses Dyfed Road. The delivery times would need to be adjusted to ensure no deliveries during school pick up and drop off times - 8am to 9.30am and 2.30pm to 4pm;*
- f) Measures to control the emission of dust and dirt during demolition and construction;*
- g) Discharge points for wheel washing facilities; and*
- h) If the provision of a temporary lagoon is required, e.g. for dewatering excavations and silt settlement, the CEMP should carefully consider any proposed discharge from the lagoon.*

Reason: In the interest of highway and pedestrian safety, the environment, and the amenity of residents, and to ensure accordance with Policies BE1 and TR2 of the adopted Neath Port Talbot Local Development Plan."

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);
- Construction Environmental Management Plan

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