

Date: 15th May 2024
Our Ref: S23.117

Planning Department
Neath Port Talbot
Civic Centre,
Port Talbot
SA13 1PJ

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

Tel : 01792 480535
www.asbriplanning.co.uk

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
GNOLL ESTATE COUNTRY PARK, FAIRYLAND, NEATH, SA11 3BS
DISCHARGE OF CONDITION 6 (BROADBAND) OF PLANNING PERMISSION P2023/0659
PLANNING PORTAL REFERENCE: PP-12916132

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 6 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 6 (Broadband) states:

"No development shall take place until a scheme to enable the provision of gigabit capable broadband infrastructure from the site boundary to the building hereby permitted has been submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To support the roll-out of digital communications infrastructure across Wales in accordance with Policy 13 of Future Wales."

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
- Proposed External Services Layout

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,



Iwan Rowlands - Graduate Planner
Asbri Planning Ltd