

Date: 11th June 2024
Our Ref: S23.117

Planning Department
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Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
GNOLL HOUSE AND CELLAR REMAINS, GNOLL ESTATE COUNTRY PARK, FAIRYLAND, NEATH, NEATH PORT TALBOT
DISCHARGE OF CONDITION 4 (INTRUSIVE INVESTIGATION) OF PLANNING PERMISSION P2023/0732
PLANNING PORTAL REFERENCE: PP-13127303

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 P2023/0732. The permission allowed for the consolidation and repair works to Gnoll House ruins and creation of education interpretation centre in Gnoll House cellars at Gnoll House And Cellar Remains, Gnoll Estate Country Park, Fairyland, Neath, Neath Port Talbot which was approved on 23rd May 2024.

Discharge of Condition Application

Condition 4 (Intrusive Investigation) states:

"No development shall commence until a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past coal mining activity and the findings have been submitted to and approved in writing by the Local Planning Authority.

Furthermore, no part of the development shall be brought into use until any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be identified as necessary by the above investigations, have been implemented on site in full in order to ensure that the site is safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

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

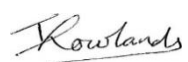
- Covering Letter;
- Site Location Plan (Scale 1:1250); and
- Updated Ground Conditions Report

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 cursive script that reads "Rowlands".

Iwan Rowlands - Graduate Planner
Asbri Planning Ltd