

Date: 11th June 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 HOUSE AND CELLAR REMAINS, GNOLL ESTATE COUNTRY PARK, FAIRYLAND, NEATH, NEATH PORT TALBOT
DISCHARGE OF CONDITION 11 (SIGNED STATEMENT) OF PLANNING PERMISSION P2023/0732
PLANNING PORTAL REFERENCE: PP-13145117

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 11 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 11 (Signed Statement) states:

"Prior to the development being brought into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason: To ensure that risks from past coal mining activity to the future users of the land and neighbouring land are minimised 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:

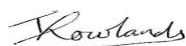
- Covering Letter;
- Site Location Plan (Scale 1:1250); and
- Updated Ground Conditions Report

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,



Iwan Rowlands - Graduate Planner
Asbri Planning Ltd