

Date: 17th 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 3 (CEMP) OF PLANNING PERMISSION P2023/0732
PLANNING PORTAL REFERENCE: PP-13127211

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 P2023/0732. 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 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) 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.

- A scheme should be provided to ensure that multiple delivery vehicles are not passing on the access off Rockwood Close. This is ensure pedestrian safety along the access route. Also to include a safe turning area to ensure all vehicles leave the compound in a forward gear.

- Details for the loading and unloading of plant and materials; details for the parking of vehicles of site operatives and visitors, is there to be parking facilities at site setup B.

(e) 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.

(f) Hours of working on site, including specified hours for deliveries; details of restrictions to be applied during construction and demolition works (including timing, duration and frequency of works) to prevent noise or nuisance amenity issues to

surrounding properties. 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.

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:

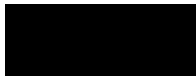
- Covering Letter;
- Site Location Plan (Scale 1:1250); and
- Construction Environmental Management Plan

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,



Iwan Rowlands - Graduate Planner
Asbri Planning Ltd