

26th June 2024
Our Ref: S23.117

Planning Department
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Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
POND COTTAGE, GNOLL ESTATE COUNTRY PARK, FAIRYLAND, NEATH, SA11 3BS
DISCHARGE OF CONDITION 12 (CYCLE PARKING) OF PLANNING PERMISSION P2023/0676
PLANNING PORTAL REFERENCE: PP-12997815

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 12 of planning permission P2023/0676. The permission allowed for the construction of new timber footbridge across existing watercourse to connect Gnoll Park with Brynau Woods at Gnoll Estate Country Park, Fairyland, Neath, SA11 3BS, which was approved on 18th April 2024.

Discharge of Condition Application

Condition 12 (Cycle Parking):

"The development shall not be brought into beneficial use until facilities for the secure storage of cycles have been provided in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority, and such facilities shall thereafter be retained as approved at all times.

Reason: In the interest of highway safety and to ensure the development complies with Policy TR2 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);
- Existing Main Car Park Improvement Works

The existing main car park improvement works plan (Rev P4) was approved under planning application P2024/0129, showing 15 cycle stands in total. The number of stands proposed and their location on the updated plan (Rev P6) remains the same, which aims to cover off the cycle provision expected in line with Neath Port Talbot's Parking Standards SPG for the following applications:

1. Visitor Centre (Ref: P2023/0659)
2. **Pond Cottage (Ref: P2023/0676)**

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