

13th September 2024

Our Ref: S23.118

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Dear Sir/Madam,

Town and Country Planning Act 1990 (As Amended)

Full planning application for proposed development of Waterfall Country Pontneddfechan Visitor Infrastructure Scheme to include retail shop, welfare facilities, tourist accommodation, ancillary plant room, car parking facilities, demolition of outbuildings adjoining Sgwd Gwladys and existing toilet block, and creation of farm track access with associated infrastructure works
Land at Pontneddfechan and south of Pontneathvaughan Road, Pontneathvaughan Road,
Pontneddfechan, Glynneath, SA11 5NR
Planning Portal Reference: PP-12838491

This planning application has been prepared on behalf of The Head of Property and Regeneration at Neath Port Talbot County Borough Council (NPTCBC) for the proposed development of Waterfall Country Pontneddfechan Visitor Infrastructure Scheme to include retail shop, welfare facilities, tourist accommodation, ancillary plant room, car parking facilities, demolition of outbuildings adjoining Sgwd Gwladys and existing toilet block, and creation of farm track access with associated infrastructure works at land at Pontneddfechan and south of Pontneathvaughan Road, Pontneathvaughan Road, Pontneddfechan, Glynneath, SA11 5NR. These works include:

- Dedicated car parking including EV charging, and accessible, coach and minibus space provision;
- Creation of public squares within the centre of Pontneddfechan which will create a sense of arrival into the village and a gateway for visitors to the waterfalls;
- Construction of warden's office, a community shop and accommodation block;
- Additional public WC's as there is currently inadequate provision in the village; and
- Integrated sustainable drainage schemes, ecology and arboricultural enhancement works, and highways and traffic calming improvements.

The following drawings have been submitted via the Planning Portal as part of the full planning application:

Drawing name	Drawing reference
Site Location Plan	2081-00-HIR-A-DR-00020-S2-P9
Existing Site Roof Plan	2081-00-HIR-A-DR-01039-S2-P7
Proposed Site Plan	2081-00-HIR-A-DR-00200-S2-P13
Site Demolition Plan	2081-00-HIR-A-DR-01139-S2-P5
Proposed Ground Floor Plan	2081-00-HIR-A-DR-01300-S2-P15
Proposed First Floor Plan	2081-00-HIR-A-DR-01310-S2-P13
Proposed Roof Plan	2081-00-HIR-A-DR-01390-S2-P11
Proposed Accommodation Elevations	2081-01-HIR-A-DR-02410-S2-P8

Proposed Shop Elevations 1	2081-02-HIR-A-DR-02420-S2-P6
Proposed Shop Elevations 2	2081-02-HIR-A-DR-02421-S2-P6
Proposed Welfare Elevations 1	2081-04-HIR-A-DR-02440-S2-P6
Proposed Welfare Elevations 2	2081-04-HIR-A-DR-02441-S2-P6
Existing Site Sections	2081-00-HIR-A-DR-03050-S2-P6
Proposed Site Sections	2081-00-HIR-A-DR-03500-S2-P6
Waste Management Plan and Proposed Bin Store	2081-04-HIR-A-DR-00450-S2-P5
Proposed Bike and Water Tank Enclosure Elevations	2081-04-HIR-A-DR-00452-S2-P4
Highway Works - Existing & Proposed Drainage	2081-05-JUB-C-DR-00540-S2-P05
Highway Works - General Arrangement	2081-05-JUB-C-DR-00100-S2-P06
Highway Works - Swept Path Analysis - Delivery Vehicles	2081-05-JUB-C-DR-00151-S2-P04
Highway Works - Swept Path Analysis - MPV and Estate Car	2081-05-JUB-C-DR-00150-S2-P04
Highway Works - Swept Path Analysis - Refuse and Recycling Vehicles	2081-05-JUB-C-DR-00152-S2-P04
Highway Works - Swept Path Analysis – Tractor and Trailer	2081-05-JUB-C-DR-00153-S2-P05
Highway Works – Swept Path Analysis - Coaches	2081-05-JUB-C-DR-00154-S2-P01
Proposed Car Park - Drainage Layout	2081-04-JUB-C-DR-00500-S2-P07
Proposed Car Park - General Arrangement	2081-04-JUB-C-DR-00100-S2-P06
Proposed Car Park - Swept Path Analysis - Coaches	2081-04-JUB-C-DR-00150-S2-P04
Proposed Car Park - Swept Path Analysis - Delivery and Refuse Vehicles	2081-04-JUB-C-DR-00152-S2-P04
Proposed Car Park - Swept Path Analysis - MPV and Estate Cars	2081-04-JUB-C-DR-00151-S2-P04
Proposed Car Park – Access Track External Works	2081-04-JUB-C-DR-00730-S2-P02
Ecological Enhancements Plan	2228-DLA-DR-L-05-P03
Hard Landscape Plan	2228-DLA-DR-L-01-P13
Landscape Sections	2228-DLA-DR-L-04-P04
Soft Landscape Plan	2228-DLA-DR-L-02-P08
Tree Pit Details	2228-DLA-DR-L-03-P02
Lighting Strategy	2081-00-MCP-E-DR-9000
Tree Survey Plan	TS589
Topographical Survey	6785A

In addition, the following supporting documents have been submitted:

Document name (reference where appropriate)	Prepared by
Application Form	Asbri Planning
Cover Letter	Asbri Planning
Planning Statement	Asbri Planning
Welsh Language Action Plan	Asbri Planning
PAC Report	Asbri Planning
Site Waste Management Plan	Andrew Scott
Design and Access Statement including Energy and Sustainability Statement (<i>This has been split into separate parts and submitted via a wetransfer link</i>)	Hiraeth Architecture
Accommodation Schedule	Hiraeth Architecture
Drainage Strategy	Jubb
Flood Risk Technical Note	Jubb
Transport Statement	Asbri Transport
Preliminary Ecological Assessment	Neath Port Talbot County Borough Council
Tree Survey	Neath Port Talbot County Borough Council
Landscape Management Plan	Davies Landscapes
Green Infrastructure Statement	Davies Landscapes
Factual Exploratory Investigation	Earth Science Partnership
Ground Conditions Assessment Report	Jubb
Historic Environment Desk Based Assessment	Dyfed Archaeological Trust

Also, payment of the statutory application fee of £3,220.00 will be made to the Council via internal transfer.

I trust that the submitted documents allow the application to be validated and look forward to receiving details of the name of the case officer, application reference number and target determination date. If you have any queries in the meantime, please do not hesitate to get in touch.

Iwan Rowlands
Planner
Asbri Planning Ltd