

Our Ref: IR/RB/S23.118
Date: 21st February 2025

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Port Talbot,
SA13 1PJ

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Dear Sir or Madam,

Town and Country Planning Act 1990
Discharge of Condition 3 (Construction Environmental Management Plan) of Planning Permission
P2024/0586
Land at Pontneddfechan and south of Pontneathvaughan Road, Pontneathvaughan Road,
Pontneddfechan, Glynneath, SA11 5NR
Planning Portal Reference: PP-13796530

Asbri Planning is appointed as planning agent to The Head of Property and Regeneration at Neath Port Talbot County Borough Council (NPTCBC) for the above mentioned application at land at Pontneddfechan and south of Pontneathvaughan Road, Pontneathvaughan Road, Pontneddfechan, Glynneath, SA11 5NR. Planning application P2024/0586 was approved by NPTCBC on 17th December 2024 for proposed development of Waterfall Country Pontneddfechan Visitor Infrastructure Scheme to include retail shop, welfare facilities, tourist accommodation, ancillary plant room, lighting, car parking facilities, demolition of outbuildings adjoining Sgwd Gwladys and existing toilet block, and creation of farm track access, play park/ courtyard, with associated infrastructure works.

The planning application has been submitted via Planning Portal and the submission documents are listed below.

The following drawing has been submitted, prepared by Hiraeth Architecture.

Drawing name	Drawing reference
Site Location Plan	2081-00-HIR-A-DR-00020-S2-P10

In addition, the supporting documents submitted comprise the following:

Document name (reference where appropriate)	Prepared by
Planning application forms (1APP)	Asbri Planning
Covering Letter	Asbri Planning
Construction Environmental Management Plan	Andrew Scott

In addition, the planning application fee of £115 will be paid via internal transfer.

Condition 3 (Construction Environmental Management Plan) states:

"No development or phase of development, including site clearance and demolition, shall commence until a site wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:

- Construction methods: details of materials, how waste generated will be managed.

- *General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain. All fuel, oil and chemicals used on Site must be stored away in a locked store which is bunded to 110% capacity of the total volume stored.*
- *Biodiversity Management: details of tree and hedgerow protection; invasive species management; species and habitats protection, avoidance, and mitigation measures.*
- *Soil Management: details of topsoil strip, storage, and amelioration for re-use. The early establishment of buffer strips during surface restoration work can filter runoff and reduce soil erosion - such measures are particularly important on steep slopes and bare soil vulnerable to runoff.*
- *Control of Nuisances: details of restrictions to be applied during construction including timing, duration, and frequency of works; details of measures to minimise noise and vibration from piling activities, for example acoustic barriers; details of dust control measures; measures to control light spill and the conservation of dark skies.*
- *Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater (including details of sewage disposal from any welfare facilities on site), and energy use.*
- *Traffic Management: details of site deliveries, plant on site, wheel wash facilities*
- *Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan, following the Pollution Control Hierarchy. Site specific pollution sensitive receptors should be identified and their risks, and the methods of mitigation should be identified. A monitoring plan for watercourses should be developed.*
- *Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details.*

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Reason: To ensure necessary management measures are agreed prior to commencement of development and implemented for the protection of the environment during construction and to accord with Policy EN8 of the Local Development Plan".

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.

Yours sincerely,

Iwan Rowlands
Planner
Asbri Planning Ltd