

Our Ref: IR/RB/S23.118
Date: 29th April 2025

Planning Department,
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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 10 (Play Park and Courtyard) of Planning Permission P2024/0586
Land at Pontneddfechan and south of Pontneathvaughan Road, Pontneathvaughan Road,
Pontneddfechan, Glynneath, SA11 5NR
Planning Portal Reference: PP-13982193

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 drawings have been submitted, prepared by Hiraeth Architecture.

Drawing name	Drawing reference
Site Location Plan	2081-00-HIR-A-DR-00020-S2-P10
Proposed Site Sections	2081-00-HIR-A-DR-03501-S2-P1

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
Play Area Proposal	Adventure Playgrounds Wales
Dimension Drawing	Adventure Playgrounds Wales
Visuals	Adventure Playgrounds Wales

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

Condition 10 (Play Park and Courtyard) states:

"Prior to the commencement of development on site, excluding demolition, details shall be submitted to and approved in writing by the Local Planning Authority for the play park and courtyard as identified on plan 2326 00

Rev 16 (Site Ground Floor Plan as Proposed). The details shall include a block plan, elevation details, equipment details and any hard and soft landscaping. The play park shall then be implemented on site, as approved prior to the first beneficial use of the development.

Reason: To ensure the acceptable delivery of the courtyard and play park and to ensure the proposal complies with Policy BE1 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