

Our Ref: IR/RB/S23.118
Date: 23rd May 2025

Planning & Development Consultants
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Dear Sir or Madam,

Town and Country Planning Act 1990

Discharge of Condition 5 (Noise Impact Assessment) of Planning Permission P2024/0586

Land at Pontneddfechan and south of Pontneathvaughan Road, Pontneathvaughan Road, Pontneddfechan, Glynneath, SA11 5NR

Planning Portal Reference: PP-14043476

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
Covering Letter	Asbri Planning
Noise Impact Assessment	Acoustic Consultants Ltd

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

Condition 5 (Noise Impact Assessment) states:

"Prior to the commencement of work on site, including demolition, the developer shall submit a detailed Noise Impact Assessment, prepared by a qualified acoustic consultant, to the Local Planning Authority for approval. The assessment shall evaluate the potential noise impacts of the development on surrounding properties and sensitive receptors, particularly during both construction and operational phases. The assessment must be conducted in accordance with current standards and guidelines relevant in Wales, including BS 4142:2014+A1:2019 (Methods for Rating and Assessing Industrial and Commercial Sound) or any succeeding guidance. Where significant noise impacts are identified, the assessment shall also include detailed mitigation measures to reduce noise to acceptable levels. All recommended mitigation measures shall be implemented in full prior to the first occupation of the development and maintained thereafter for the duration of the development.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Local Planning Policy".

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

