

Date: 24th June 2025
Our Ref: S23.117

Planning Department
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Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
GNOLL ESTATE COUNTRY PARK, FAIRYLAND, NEATH, SA11 3BS
DISCHARGE OF CONDITIONS 10 (SOFT LANDSCAPING) AND 15 (LANDSCAPE MANAGEMENT PLAN) OF
PLANNING PERMISSION P2023/0659
PLANNING PORTAL REFERENCE: PP-14100877

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 conditions 10 and 15 of planning permission P2023/0659. The permission allowed for the demolition of existing visitor centre and construction of new 2 storey visitor centre including new balustrades, sprinkler tank, external lighting of pedestrian routes from existing car park and associated landscaping and drainage works at Gnoll Estate Country Park, Fairyland, Neath, SA11 3BS.

Discharge of Condition Application

Condition 10 (Soft Landscaping) states:

"Notwithstanding any other landscaping details which may be given in the application hereby approved, all soft landscaping planting species selections must be submitted to and approved in writing by the Local Planning Authority and the Council's Ecologist prior to procurement.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value, and to ensure the development complies with Policies SP15 and BE1 of the Neath Port Talbot Local Development Plan."

Condition 15 (Landscape Management Plan) states:

"Prior to the first use of the development hereby approved, a landscape management plan, including management responsibilities and maintenance, for all landscaped areas including the green roof(s) on the new Visitor Centre building, shall have been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be implemented and adhered to in accordance with the approved details thereafter.

Reason: In the interest of visual amenity, to ensure the long term management and maintenance of all landscaped areas and to ensure the development complies with Policies SP15 and BE1 of the Neath Port Talbot Local Development Plan".

In order to satisfy the requirements of the above conditions, the following information has been submitted for consideration:

- Covering Letter;
- Site Location Plan (Scale 1:1250);
- Planting Schedule
- Soft Landscape Plan (Ref: 2272-02-DLA-L-DR-1001-B1-P06)
- Landscape Management Plan

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 condition 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,

A handwritten signature in black ink, appearing to read 'Rowlands', with a horizontal line underneath.

Iwan Rowlands
Planner
Asbri Planning Ltd