

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

Planning Department
Neath Port Talbot
Civic Centre,
Port Talbot
SA13 1PJ

Suite D, 1st Floor
220 High Street
Swansea, SA1 1NW

Tel : 01792 480535
www.asbriplanning.co.uk

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
GNOLL ESTATE COUNTRY PARK, FAIRYLAND, NEATH, SA11 3BS
DISCHARGE OF CONDITION 8 (VERIFICATION REPORT) OF PLANNING PERMISSION P2023/0659
PLANNING PORTAL REFERENCE: PP-14100887

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 condition 8 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 8 (Verification Report) states:

"Prior to beneficial use of the proposed development commencing, a verification report which demonstrates the effectiveness of the agreed remediation works carried out in accordance with Condition 5 shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan".

The above mentioned condition requests a verification report demonstrating the effectiveness of the agreed remediation works undertaken in accordance with condition 5, however no remedial works are required for this application as evidenced in the Jubb Covering Letter. The letter produced by Jubb was considered acceptable to allow condition 5 (Remediation) to be approved (Ref: P2024/0299) and it has been resubmitted to discharge the above mentioned condition to evidence that no verification report is necessary.

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

- Covering Letter;
- Site Location Plan (Scale 1:1250);
- Jubb Covering Letter

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