

Our Ref: ED/IR/RB/S25.195
Date: 8th September 2025

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

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1st Floor,
220 High Street,
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SA1 1NW.
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Dear Sir or Madam,

Town and Country Planning Act 1990

Proposed non-material amendment application to vary the wording of the approved description of development and Condition 16, and the list of approved plans contained within Condition 2 of planning permission P2023/0659

Gnoll Estate Country Park, Fairyland, Neath, SA11 3BS

Planning Portal Reference: PP-14304971

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 Gnoll Estate Country Park, Fairyland, Neath, SA11 3BS. Planning application P2023/0659 was approved by NPTCBC on 21st of March 2024 for 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.

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

The following drawings are submitted, prepared by Hiraeth Architecture:

Drawing name	Drawing reference
Site Location Plan	2080-02-HIR-A-DR-00203-S2-P1
Proposed Site Masterplan	2080-02-HIR-A-DR-00202-S2-P6
Proposed Site Levels	2080-02-HIR-A-DR-00204-S2-P2
Site Drainage Plan	2080-02-HIR-A-DR-00205-S2-P5
Proposed Ground Floor Plan	2080-02-HIR-A-DR-01310-S2-P9
Proposed Section AA	2080-02-HIR-A-DR-03500-S2-P5
Drainage Layout	2080-02-JUB-C-DR-00500-S2-C4

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

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

The proposed non-material amendment is required as the sprinkler tanks are no longer being provided and are being replaced by plant/machinery.

The proposed amendment to the wording of the approved description of development is set out below. The text that is ~~struck through~~ is proposed to be removed and replaced by the text in **bold**.

Description of development as approved

Demolition of existing visitor centre and construction of a 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.

Proposed description of development

Demolition of existing visitor centre and construction of a 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.

The proposed amendments to the list of approved plans contained within Condition 2 is set out below. The text that is ~~struck through~~ is proposed to be removed and replaced by the text in **bold**.

List of plans contained within Condition 2 as approved

Proposed Site Plan: 2080-02-HIR-A-DR-00201-S2-P6
Proposed Site Master Plan 2080-02-HIR-A-DR-00202-S2-P5
Proposed Site Levels 2080-02-HIR-A-DR-00204-S2-P1
Proposed Ground Floor Plan 2080-02-HIR-A-DR-01310-S2-P8
Proposed first floor plan 2080-02-HIR-A-DR-01320-S2-P7
Proposed roof plan 2080-02-HIR-A-DR-01390-S2-P5
Proposed North Elevation 2080-02-HIR-A-DR-02420-S2-P5
Proposed South Elevation 2080-02-HIR-A-DR-02410-S2-P5
Proposed East Elevation 2080-02-HIR-A-DR-02430-S2-P5
Proposed West Elevation 2080-02-HIR-A-DR-02440-S2-P6
Proposed Section AA 2080-02-HIR-A-DR-03500-S2-P4
Proposed Section BB 2080-02-HIR-A-DR-03510-S2-P3
Proposed Lighting Plan: 2080-9007-MCP-E-DR-9000
Landscaping Proposals: 2080-02-DLA-L-DR-1001-S2-P03
Vehicle tracking sheet 1 of 2: 2080-02-JUB-C-DR- 00900-S2- P1 Rev.P1
Vehicle tracking sheet 2 of 2: 2080-02-JUB-C-DR- 00901-S2- P1 Rev.P1
3D Axo View 2080-02-HIR-A-DR-00910-S2-P1
Green Infrastructure Statement (February 2024)
GI Plan – Zone 02 Visitor Centre – 1207/R01C/DP/06.02.24
Revised Drainage Technical Note 2080-00-JUB-C-TN-00502-S2 Version P2 05/02/2024
Revised Drainage Layout 2080-02-JUB-C-DR-00500-S2 P10 Rev. P10
Site Drainage Plan 2080-02-HIR-A-DR-00205-S2-P1
Phase One Coal Mining Risk Assessment: ESP.8603.3901
Tree Survey and Arboricultural Constraints Report (updated August 2023)
Tree survey plan
Tree Removal Plan 2080-02-HIR-A-DR-00003-S2-P2
Proposed Tree Constraints Plan 2080-02-HIR-A-DR-00200-S2-P1
Bat Survey Report and Preliminary Ecological Appraisal (August 2023)
Construction Environmental Management Plan (August 2023)

Ground Conditions Assessment Report (August 2023)
Historic Environment Desk-Based Assessment (June 2023)
Written Scheme of Investigation: Project No: FS22-070
Design and Access Statement (including Heritage Impact Assessment)
Project Context Statement
Gnoll Park PAC Report
Gnoll Park Planning Statement

Proposed list of plans contained within Condition 2

Proposed Site Plan: 2080-02-HIR-A-DR-00201-S2-P6
~~Proposed Site Master Plan 2080-02-HIR-A-DR-00202-S2-P5~~
Proposed Site Masterplan 2080-02-HIR-A-DR-00202-S2-P6
~~Proposed Site Levels 2080-02-HIR-A-DR-00204-S2-P1~~
Proposed Site Levels 2080-02-HIR-A-DR-00204-S2-P2
~~Proposed Ground Floor Plan 2080-02-HIR-A-DR-01310-S2-P8~~
Proposed Ground Floor Plan 2080-02-HIR-A-DR-01310-S2-P9
Proposed first floor plan 2080-02-HIR-A-DR-01320-S2-P7
Proposed roof plan 2080-02-HIR-A-DR-01390-S2-P5
Proposed North Elevation 2080-02-HIR-A-DR-02420-S2-P5
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Proposed East Elevation 2080-02-HIR-A-DR-02430-S2-P5
Proposed West Elevation 2080-02-HIR-A-DR-02440-S2-P6
~~Proposed Section AA 2080-02-HIR-A-DR-03500-S2-P4~~
Proposed Section AA 2080-02-HIR-A-DR-03500-S2-P5
Proposed Section BB 2080-02-HIR-A-DR-03510-S2-P3
Proposed Lighting Plan: 2080-9007-MCP-E-DR-9000
Landscape Proposals: 2080-02-DLA-L-DR-1001-S2-P03
Vehicle tracking sheet 1 of 2: 2080-02-JUB-C-DR- 00900-S2- P1 Rev.P1
Vehicle tracking sheet 2 of 2: 2080-02-JUB-C-DR- 00901-S2- P1 Rev.P1
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Drainage Layout 2080-02-JUB-C-DR-00500-S2-C4
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Design and Access Statement (including Heritage Impact Assessment)

*Project Context Statement
Gnoll Park PAC Report
Gnoll Park Planning Statement*

The proposed amendment to the wording of Condition 16 is set out below. The text that is ~~struck through~~ is proposed to be removed and replaced by the text in **bold**.

Condition 16 as approved

Prior to the first beneficial use of the development hereby approved a scheme indicating the positions, height, design, materials, and type of screening around the sprinkler tanks shall be submitted to and approved in writing by the Local Planning Authority. The approved screening shall be completed, as approved, prior to the first beneficial use of the new Visitor Centre and retained as such thereafter.

Reason: In the interest of visual amenity and to ensure compliance with Policy BE1 of the Neath Port Talbot Local Development Plan.

Condition 16 as proposed

*Prior to the first beneficial use of the development hereby approved a scheme indicating the positions, height, design, materials, and type of screening around the ~~sprinkler tanks~~ **plant/machinery** shall be submitted to and approved in writing by the Local Planning Authority. The approved screening shall be completed, as approved, prior to the first beneficial use of the new Visitor Centre and retained as such thereafter.*

Reason: In the interest of visual amenity and to ensure compliance with Policy BE1 of the Neath Port Talbot Local Development Plan.

It is clear that the proposal can be dealt with by way of a Non-material Amendment. Notwithstanding, in the same interests of completeness, Section 96A of the Act sets out the following criteria to confirm whether amendments to a scheme can be considered non-material. An assessment against the criteria is outlined below:

a) (i) Is the proposed change significant in terms of its scale in relation to the original approved development scheme?

The proposed amendment does not alter the scale of the original approved development scheme as it only relates to the omission of the sprinkler tank and inclusion of plant/machinery that will be covered. The proposed changes are not considered to be significant in terms of scale of development.

a) (ii) Would the proposed change results in a detrimental impact either visually or in term of local amenity?

There would be no detrimental visual impact caused by the proposed amendments, with no external changes proposed. The details as required by condition 16 will still require to be submitted and approved by the Local Planning Authority. As such, the proposed amendment would not result in a detrimental impact upon local amenity.

b) Would the interest of any third party or body who participated in or were informed of the original decision be disadvantaged in any way?

It is not considered that the amendment to the wording of the condition will have any adverse impact on the interest of any third parties and as such no parties would be disadvantaged in any way as a result of the proposed change. Overlooking and loss of privacy concerns are not relevant to the amendment requested.

c) Would the development change conflict with national or development plan policies?

The development proposed under the existing planning permission complies with national and development plan policy. It is not considered the changes proposed are of a scale to alter the developments accordance with policy.

As such it is considered that the existing scheme cannot be said to be materially impacted by the proposed amendment.

In light of the above, it is respectfully requested that Neath Port Talbot County Borough Council grant approval of the non-material amendment to vary the wording of the approved description of the development and Condition 16, and the list of approved plans contained within Condition 2 of planning permission P2023/0659 at Gnoll Estate Country Park, Fairyland, Neath, SA11 3BS.

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