

Our Ref: IR/RB/S23.117

Date: 8th October 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

Discharge of Condition 16 (Enclosure of Plant/Machinery) of Planning Permission P2023/0659

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

Planning Portal Reference: PP-14312596

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 above description of development was amended via Non-Material Amendment application P2025/0621 on 7th October 2025 to omit reference to the sprinkler tank within the description.

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
Plant Enclosure and Landscaping	2080-02-HIR-A-DR-01316-A-C2

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
Image 1	N/A

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

The wording of condition 16 (Enclosure of Plant/Equipment) was also amended by NMA application P2025/0621 on 7th October 2025 to omit reference to the sprinkler tank, with it now referring to plant/machinery instead.

Condition 16 states:

Prior to the first beneficial use of the development hereby approved a scheme indicating the positions, height, design, materials, and type of screening to be erected around the 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 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 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,

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

Iwan Rowlands
Planner
Asbri Planning Ltd