

Our Ref: IR/RB/S23.118
Date: 14th November 2025

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

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Dear Sir or Madam,

Town and Country Planning Act 1990
Discharge of Condition 27 (Materials) of Planning Permission P2024/0586
Land at Pontneddfechan and south of Pontneathvaughan Road, Pontneathvaughan Road,
Pontneddfechan, Glynneath, SA11 5NR
Planning Portal Reference: PP-14458132

Asbri Planning is appointed as planning agent to The Head of Property and Regeneration at Neath Port Talbot County Borough Council (NPTCBC) in respect of 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 the 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 the Planning Portal and the submission documents are listed below.

The following drawings have been submitted, prepared by Hiraeth Architecture.

Drawing name	Drawing reference
Site Location Plan	2081-00-HIR-A-DR-00020-S2-P10
Accommodation SE Material Elevations	2081-01-HIR-A-DR-02415-A-C3
Accommodation NW Material Elevations	2081-01-HIR-A-DR-02416-A-C3
Accommodation NE Material Elevations	2081-01-HIR-A-DR-02417-A-C3
Accommodation SW Material Elevations	2081-01-HIR-A-DR-02418-A-C3
Commercial NE Elevations	2081-02-HIR-A-DR-02422-A-C2
Commercial SW Elevations	2081-02-HIR-A-DR-02423-A-C1
Commercial SE Elevations	2081-02-HIR-A-DR-02424-A-C1
Commercial NW Elevations	2081-02-HIR-A-DR-02425-A-C1
Welfare NW Elevations as Proposed	2081-04-HIR-A-DR-02442-A-C1
Welfare NE Elevations as Proposed	2081-04-HIR-A-DR-02443-A-C1
Welfare SE Elevations as Proposed	2081-04-HIR-A-DR-02444-A-C1
Welfare SW Elevations as Proposed	2081-04-HIR-A-DR-02445-A-C1
General Arrangement – Waste Compound	2081-00-LAN-Y-DR-3715-MA01

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
Pontneddfechan Material Schedule	Andrew Scott
Sheldon Bin Store	Langley Designs
Sheldon Cycle Shelter	Langley Designs

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

Condition 27 (Materials) states:

"Prior to their use in the construction of the development hereby permitted, samples of the materials to be used in the construction of the external surfaces of the development shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

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