

Our Ref: IR/RB/S23.118
Date: 25th November 2025

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 or Madam,

Town and Country Planning Act 1990
Discharge of Condition 24 (Air Source Heat Pumps) of Planning Permission P2024/0586
Land at Pontneddfechan and south of Pontneathvaughan Road, Pontneathvaughan Road,
Pontneddfechan, Glynneath, SA11 5NR
Planning Portal Reference: PP-14505825

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 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 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 Planning Portal and the submission documents are listed below.

The following drawings have been submitted:

Drawing name	Drawing reference
Site Location Plan	2081-00-HIR-A-DR-00020-S2-P10
Proposed Site Ground Floor Plan	2081-XX-HIR-A-DR-01300-A-C1
Mechanical Engineering Services - Proposed Mechanical Plantroom Layout	2081-01-MCP-H-DR-8000

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
ASHP Specification	Strebel Heating Technology
Noise Impact Assessment	Acoustic Consultants

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

Condition 24 (Air Source Heat Pumps) states:

"Should the provision of Air Source Heat Pumps be required by the development, details of the Air Source Heat Pumps including siting location, any housing and specifications shall be submitted to and approved in writing by the Local Planning Authority prior to their installation on site. The details shall also include a Noise Impact Assessment and where significant noise impacts are identified; the assessment shall also include detailed mitigation measures to reduce noise to acceptable levels. All recommended mitigation measures shall be implemented in full prior to the first beneficial use of the development and maintained thereafter for the duration of the development.

Reason: In the interests of local amenity, and to ensure compliance with Policies SP16, EN8 and 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