

Our Ref: IR/RB/S23.118
Date: 27th November 2025

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Dear Sir or Madam,

Town and Country Planning Act 1990
Discharge of Condition 12 (Parking Spaces and Direction Arrows) and Condition 17 (Emergency Layby) of Planning Permission P2024/0586
Land at Pontneddfechan and south of Pontneathvaughan Road, Pontneathvaughan Road, Pontneddfechan, Glynneath, SA11 5NR
Planning Portal Reference: PP-14516538

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 Car Park – External Works Layout	2081-04-JUB-C-DR-00700-S2-C3

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 will be paid via internal transfer.

Condition 12 (Parking Spaces and Direction Arrows) states:

"Prior to the construction of the car park hereby approved, a scheme detailing how parking spaces and direction arrows will be marked out on proposed gravel surfaced element of car park shall be submitted to and approved in writing by the Local Planning Authority. Signage should be provided in accordance Traffic Signs Regulations and General Directions (2016) to show flow and direction of traffic and the approved scheme shall be implement on site prior to the first beneficial use of the car park and retained as such thereafter.

Reason: In the interest of highway safety and to ensure the development complies with Policy TR2 of the Neath Port Talbot Local Development Plan”.

The wording of condition 17 was varied by non-material amendment application P2025/0378.

Condition 17 (Emergency Layby) states:

“Prior to the first beneficial use of the development hereby approved, excluding the farm access track, details of the markings of the emergency layby shall be submitted to and approved in writing by the Local Planning Authority. The markings shall then be completed on site in accordance with the approved details prior to the use of the layby, and retained as such thereafter.

Reason: In the in interest of highway and pedestrian safety and to ensure compliance with Policy TR2 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