

Our Ref: IR/RB/S23.118
Date: 28th April 2026

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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 18 (Replacement Highway Lighting) of Planning Permission P2024/0586
Land at Pontneddfechan and south of Pontneathvaughan Road, Pontneathvaughan Road,
Pontneddfechan, Glynneath, SA11 5NR
Planning Portal Reference: PP-14879561

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 Lighting Plan	DRG.NO

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.

Survey work undertaken by the NPT Public Lighting has resulted in an additional lighting column being proposed to the south of the Angel Inn along Pontneathvaughan Road. The lumen output of the new lantern will be 3080 lm and the average lux level for the junction is 6.8 lux.

Condition 18 states (Following approval of non-material amendment P2025/0378 dated 29/05/2025):

"Prior to the first beneficial use of the development hereby approved, excluding the farm access track, replacement highway replacement lighting scheme shall be submitted to and approved in writing by the Local Planning Authority,

the replacement lighting scheme shall include the proposed siting of the lighting columns and lux levels and shall be constructed on site prior to the first beneficial use of the development.

Reason: In the interest of visual, residential amenity and to prevent any unacceptable light spillage, and in the interest of biodiversity and protected species and to ensure the proposal complies with Policies EN8 and BE1 of the 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