

Our Ref: IR/RB/S23.118
Date: 18th August 2026

Planning & Development Consultants
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Dear Sir or Madam,

Town and Country Planning Act 1990

Partial Discharge of Condition 6 (Road Safety Audit Stage 3) of Planning Permission P2024/0586

Land at Pontneddfechan and south of Pontneathvaughan Road, Pontneathvaughan Road, Pontneddfechan, Glynneath, SA11 5NR

Planning Portal Reference: PP-14926408

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 drawing has been submitted, prepared by Hiraeth Architecture.

Drawing name	Drawing reference
Site Location Plan	2081-00-HIR-A-DR-00020-S2-P10

In addition, the supporting documents submitted comprise the following:

Document name (reference where appropriate)	Prepared by
Planning Application Form	Asbri Planning
Covering Letter	Asbri Planning
Stage 3 Road Safety Audit	Lime Transport
Site Photos	Andrew Scott
Decision Log	Andrew Scott

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

Condition 6 (Road Safety Audits) states:

"Prior to commencement of development (excluding demolition and the construction of the farm access track), Road Safety Audits, stages 1 and 2 shall be submitted to and approved in writing by the Local Planning Authority, and prior to the first beneficial use of the development, hereby approved, Road Safety Audit stage 3 and 4 shall be submitted to and approved in writing by the Local Planning Authority. Within one year from the first beneficial use of the development, Road Safety Audit stage 4 shall be submitted to and approved in writing by the Local Planning Authority. The Road Safety Audit shall be completed in accordance with GG 119 of the Design Manual for Roads and Bridges the Road Safety Audits shall include all works to be constructed on the public highway and the works shall be carried out in accordance with the Audits prior to the first beneficial use of the development.

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."

The applicant is seeking to partially discharge condition 6 in respect of stage 3 of the road safety audit. A non-material amendment application (Ref: P2025/0378) was approved by the LPA on 29th May 2025 to vary the wording of condition 6 in order to allow construction of the farm access track to be brought forward and to allow the stage 4 road safety audit to be submitted within one year from first beneficial use of the development. Furthermore, stages 1 and 2 of the road safety audit were approved by the LPA under application reference P2025/0384 on 16th July 2025.

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

