

**NEATH PORT TALBOT COUNTY BOROUGH COUNCIL  
CYNGOR BWRDEISTREF SIROL CASTELL-NEDD PORT TALBOT**

**TOWN AND COUNTRY PLANNING ACT 1990  
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT  
PROCEDURE) (WALES) ORDER 2012**

**APPROVAL OF NON-MATERIAL AMENDMENT**

**Name and address of the applicant**

Mr Matthew Evans  
Castell group  
Unit 5 Dyffryn  
Swansea Vale  
Llansamlet  
Swansea  
SA7 0AP

**Name and address of the agent**

Mr John Simon  
Castell group  
Unit 5 Dyffryn  
Swansea Vale  
Llansamlet  
Swansea  
SA7 0AP

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**DATE REGISTERED:** 4 September 2026

**APPLICATION NO:** P2026/0579

**LOCATION:** The Red Dragon, Moorland Road, Sandfields, Neath Port Talbot,  
SA12 6JZ

**PROPOSAL:** Non-Material Amendment (NMA) to amend the trigger for Condition 14 (Mobility Scooter Parking and Charging) of planning permission P2025/0632 granted on 13.03.2026, so that the required scheme is submitted prior to the installation of any mobility scooter service provisions on site, rather than prior to the first beneficial use of the development.

**NEATH PORT TALBOT COUNTY BOROUGH COUNCIL** as the Local Planning Authority in pursuance of its power under the above mentioned Act and Order hereby determines that the amendments are non-material and allows the application.

That the amendment sought is APPROVED as a non-material amendment

Signed:



**Ceri Morris – Head of Planning & Public Protection**

**Date: 25 September 2026**

**Important Notes:**

(1) This decision is in relation to those amendments contained within the application only and in all other regards the approved development shall be constructed in accordance with the host planning application