

**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

Tai Gwalia (Part Of POBL Group)
7 - 13 Kingsway
Swansea
SA1 5JN
United Kingdom

Name and address of the agent

Miss Emma Harding
Asbri Planning Ltd.
Unit 9
Oak Tree Court
Cardiff Gate Business Park
Cardiff
CF23 8RS
United Kingdom

DATE REGISTERED: 5 December 2019

APPLICATION NO: P2019/5629

LOCATION: Former Hafod Residential Home , Wenham Place, Neath

PROPOSAL: Non-Material Amendment application for the variation of condition 1 (approved plans) and 10 (surface water and foul drainage) of planning consent P2019/5327

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.

Conditions:-

List of Approved Plans

- 1 That condition 1 be amended to read;
 1. The application shall be built in accordance with the following plans and documents:
 - Site Location Plan 3462_PA_300
 - Existing Site Survey 3462_PA_302
 - Site Layout and Boundary Treatments 3462_PA_310 Rev C
 - 3700_c_6000 Rev D Block 9-12 and Block 13-16
 - 1B2P Walk-up Apartments 3462_PA_322 Rev F
 - Proposed Elevations - Walk-up Apartments 3462_PA_330 Rev A
 - Proposed Elevations - Houses 3462_PA_331 Rev A

Reference No: P2019/5629

Street Elevation 3462_PA_332 Rev A
Boundary Treatments 3462_PA_335 Rev A
Coloured Site Plan 3462_PA_400 Rev B
Coloured Elevations - Walk-up Apartments 3462_PA_401 Rev A
Coloured Elevations - Houses 3462_PA_402 rev A
3D View 1 3462_PA_403
3D View 2 3462_PA_404
External Store 3462_PA_336 Rev A
CDGA-9140-105-P4-CONSTRUCTION DETAILS-A1
CDGA-9140-106-Rev P1-Setting Out
CDGA-9140-107- Rev P3-Section38 Highway Layout-107
CDGA-9140-108-P5-Section 38 CONSTRUCTION DETAILS
CDGA-9140-109-P2-Section 38 Longsections-112
CDGA-9140-111-P5-Drainage Layout S104-111
CDGA-9140-111-P7-Drainage Layout S104-111
CDGA-9140-113-P3-Drainage Longsections S104-113Reason
CDGA-9140-115-P1-Section278 Highway Layout
CDGA-9140-116- Rev P1-Street Lighting-101

Reason

In the interest of Clarity

Action Conditions

- 2 That condition 10 be amended to read;
10. Surface water shall be disposed of in accordance with the details agreed under planning application P2018/1042 approved on 22nd February 2019 prior to the first beneficial use of the development, and retained as such thereafter. Foul drainage shall be disposed of in accordance with the drainage strategy CDGA-9140-111-P7-Drainage Layout S104-111 prior to the first beneficial use of the development, and retained as such thereafter.

Reason

To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

Signed:



Nicola Pearce – Head of Planning & Public Protection

Date: 11 December 2019

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.