

28 July 2020

Our Ref: PRS20.148

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Dear Chris,

BRITON FERRY – MELYN CLOSE

PROPOSED NON-MATERIAL AMENDMENT APPLICATION ALLOWING FOR ALTERATIONS TO THE WORDING OF CONDITION 15 ATTACHED TO PLANNING PERMISSION P2019/5611
PLANNING PORTAL REFERENCE: PP-08928328

Asbri Planning Ltd has been instructed by Tai Tarian to submit an application on their behalf for Non-Material Amendments to Planning Permission P2019/5611 (granted 24th January 2020), for the proposed demolition of existing building and construction of 3 blocks consisting of 14 No. 1 bedroom flats, 6 No. 2 bedroom flats (20 units in total), with associated, car parking and landscaping works.

The application is submitted via the Planning Portal and comprises the following documents:

- Completed Application Forms
- Drawing Number R481 S-01B – Existing Site Location and Topographic Plan
- Drawing Number R481 - P-01D – Proposed Site Location & Site Plan
- Dwr Cymru Welsh Water Email confirming acceptability
- SAB Approval Decision Notice
- Application fee of £95

The variation of the wording has been discussed and agreed with officers at the Council as comprising a Non-Material Amendment. We propose to change the wording of Condition 15 to the following:

Condition 15

*No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network **unless otherwise agreed in principle with Dwr Cymru Welsh Water***

Currently, the wording of Condition 15 restricts the proposed method of surface water drainage. The proposed alteration to the wording has been discussed with the Case Officer and the proposed method of drainage has been agreed with Dwr Cymru Welsh Water. Therefore, the NMA to vary the wording of Condition 15 is the most appropriate method of addressing the matter.

Notwithstanding, Section 96A of the Act sets out proposals for submission of a formal application process for making non-material changes to existing planning permissions and sets out the following criteria for whether amendments would be non-material:

a) (i) Is the proposed change significant in terms of its scale in relation to the original approved development scheme?

The proposed amendments alter the wording of the condition to allow the proposed method of surface water drainage which has been agreed with Dwr Cymru Welsh Water and therefore will have no impact upon the scale of the overall development.

a) (ii) Would the proposed change result in a detrimental impact either visually or in term of local amenity?

The proposed alterations will cause no adverse effect either visually or in terms of local amenity.

b) Would the interests of any third party or body who participated in or were informed of the original decision be disadvantaged in any way?

It is not considered that the amendment proposed will have any adverse impact on the interest of any third parties and as such no parties would be disadvantaged in any way as a result of the revisions to the approved scheme. Dwr Cymru Welsh Water have approved the proposed method of drainage via email. A copy of this email forms part of the submitted application package.

c) Would the development change conflict with national or development plan policies?

The development proposed under the existing planning permission complies with national and development plan policy. It is not considered the changes proposed are of a scale to alter the developments accordance with policy.

As such it is considered that the existing scheme cannot be said to be materially impacted by the proposed amendment.

In this respect, it is considered that the aforementioned proposed amendment complies with the relevant criteria outlined above and therefore can be considered as a non-material amendment to planning permission P2019/5611.

In addition to this letter, please find enclosed a cheque for the sum of £95 which covers the application submission fee.

I trust the above information is of assistance and look forward to receiving your confirmation in relation to these details submitted in due course. In the meantime if I can be of any further assistance please do not hesitate to contact me.

Yours sincerely,



**Richard Bowen – Director
Asbri Planning Ltd.**