

**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

Abode Waterstone Ltd
Number one
Waterton Park
Bridgend
CF31 3PH

Name and address of the agent

Mr Phil Baxter
Asbri Planning
Suite D
220 High Street
Swansea
SA1 1NW

DATE REGISTERED: 4 August 2020

APPLICATION NO: P2020/0583

LOCATION: Land At Heritage Gate , Llandarcy, Neath

PROPOSAL: Non-material amendment to planning permission P2019/5698.
Elevations and floor plans to plots 22,27,45, 52. Dwellings
reduced from 2.5 storey to 2 storey.

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 Condition 1 be amended to;

The development shall be carried out in accordance with the following approved
plans and documents, unless directed by any other condition of this permission:

9117-PH2-PL01 Location Plan
9117-PH2-PL03B Proposed Site Plan
9117-PH2-S73-PL03 Preliminary Site Plan
9117-PH2-PL04A Proposed Boundaries Plan
9117-PH2-PL05B Proposed Materials Plan

Reference No: P2020/0583

9117-PH2-PL07A Proposed Heights Plan
9117-PH2-PL08A Proposed Waste Management Plan
2304 011 LLAP Play Area Design- Liz Lake Associates.
2304 Landscape Management Plan- Liz Lake Associates Feb 2020
2304-006 Rev 04 Planting Plan 1 of 3
2304-007 Rev 04 Planting Plan 2 of 3
2304-008 Rev 04 Planting Plan 3 of 3
2304-009 01 Planting Details and Specification
2432-501 Rev A - Impermeable Areas Plan
2432-520-01 Rev A - Engineering Layout - Sheet 1 of 3
2432-520-02 Rev A - Engineering Layout - Sheet 2 of 3
2432-520-03 Rev A - Engineering Layout - Sheet 3 of 3
2432-550 - Proposed Works at Tank Farm Road
2432-551 - Tank Farm Road Construction Details
2432-555-01-A - Proposed GA Plan - Junction Visibility (1 of 2)
2432-555-02-A - Proposed GA Plan - Junction Visibility (2 of 2)
2432-556-A - Proposed GA Plan - Forward Visibility
2432-600-1 Rev A - Roads & Sewers - Longitudinal Sections - Sheet 1 of 2
2432-600-2 - Roads & Sewers - Longitudinal Sections - Sheet 2 of 2
2432-601 Rev A - Elevated Footway - Plan & Section
2432-650-01-A - Refuse Vehicle Swept Path Assessment
2432-650-02-A - Fire Appliance Swept Path Assessment
9117 Heritage Gate - Phase 2 - RM Application- Compliance Statement Rev E
9117-PH2-PL11A Proposed Site Sections
9117-PH2-PL12A Proposed Street Elevations
9117-PH2-PL30A Type C 2B4P
9117-PH2-PL31A Type D 3B6P
9117-PH2-PL33 Type E 3B5P
9117-PH2-PL34A Type F 3B5P
9117-PH2-PL35A Type L 3B5P
9117-PH2-PL36A Type L1 3B5P
9117-PH2-PL37 Type G1A 4B8P
9117-PH2-S73-PL10 Rev A Type W1A
9117-PH2-PL38 Type G1B 4B8P
9117-PH2-S73-PL11 Rev A Type W1B
9117-PH2-PL40 Bungalow AF2B
9117-PH2-PL41 Type AF2B
9117-PH2-PL42 Type AF3B
9117-PH2-PL43A Apartments
9117-PH2-PL44 Type AF2B
9117-PH2-PL45 Type AF3B
9117-PH2-PL50 Garages
9117-PH2-PL51 B&CS
663573_9117-PH2-PL44 Type AF2B
12494 Geoenvironmental Remediation Review - Jan 2020 FINAL
Contamination Report Condition 11
CMRA Phase 1
CMRA Phase 2
CMRA Phase 3
Proof drilling report
Coed Darcy Reptile Supervision
Construction and Operational site waste management plan

Reference No: P2020/0583
Energy Statement

Reason:
In the interests of clarity.

Signed: 
Ceri Morris – Head of Planning & Public Protection

Date: 20 August 2020

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