

Date: 8th September 2020
Our Ref: S20.227

Neath Port Talbot CBC
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Dear Sir or Madam,

Town and County Planning Act 1990
Non-Material Amendment application for the variation of condition 7 (Potable Water Scheme) of
planning consent P2020/0486 to allow rewording of condition triggers
Land At Water Street, Neath
Planning Portal Ref: PP-09048381

Asbri Planning are acting on behalf of Neath Port Talbot CBC in respect of a Non Material Amendment application to vary condition 7 (Potable Water Scheme) of the above consent to revise the timing of submission of information to the local planning authority.

The suggested re-wording of the conditions, will allow the development to commence before superstructure works begin. It is therefore proposed to revise the wording of the condition as follows;

Condition	Existing	Proposed NMA revision
2	No development shall take place until a potable water scheme to serve the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that the existing water supply network can suitably accommodate the proposed development site. If necessary a scheme to reinforce the existing public water supply network in order to accommodate the site shall be delivered prior to the occupation of any building. Thereafter, the agreed scheme shall be constructed in full and remain in perpetuity. Reason: To ensure the site is served by a suitable potable water supply and to ensure the development complies with Policy BE1 of the Neath Port Talbot Local Development Plan.	No above ground super structure works shall take place until a potable water scheme to serve the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that the existing water supply network can suitably accommodate the proposed development site. If necessary a scheme to reinforce the existing public water supply network in order to accommodate the site shall be delivered prior to the occupation of any building. Thereafter, the agreed scheme shall be constructed in full and remain in perpetuity. Reason: To ensure the site is served by a suitable potable water supply and to ensure the development complies with Policy BE1 of the Neath Port Talbot Local Development Plan.

Section 96a of the Town & Country Planning Act 1990 allows non-material amendments to be made to an existing planning permission. This was brought into effect on the 1st September 2014. The Welsh Government has produced a

guidance note entitled 'Approving Non-material Amendments to an Existing Planning Permission' which sets out four tests to be considered in determining whether an application qualifies as a non-material amendment.

It is, therefore, necessary to assess the proposed amendments against the four tests in turn:

(a)(i) is the scale of the proposed change great enough to cause an impact different to that caused by the original approved development scheme; and,

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

(b) would the interests of any third party or body be disadvantaged in planning terms; or,

(c) would the proposed change conflict with national or development plan policies?

(a)(i) is the scale of the proposed change great enough to cause an impact different to that caused by the original approved development scheme?

The scale of the proposed change is not great enough to cause an impact different to that caused by the original approved development scheme as merely relates to the rewording of conditions to allow development to commence before the superstructure works commence.

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

The proposal will not result in a detrimental impact either visually or in terms of local amenity. Given that the proposal merely involves the rewording of conditions to allow development to commence before the superstructure works commence.

(b) would the interests of any third party or body be disadvantaged in planning terms;

Similarly to the points discussed under point (a), the proposed amendments will not increase overlooking and only relate to the rewording of conditions. Therefore no third party bodies, statutory or otherwise, who maintain an interest in this application, would be disadvantaged by the amendments in planning terms.

(c) would the proposed change conflict with national or development plan policies?

Given the minor nature of the proposed amendment, there is unquestionably no conflict with planning policy on any scale.

It is for these reasons that Neath Port Talbot County Borough Council Local Planning Authority is respectfully requested to grant approval of the non-material amendment to vary condition 7 (Potable Water Scheme) of P2020/0486

A cheque to the sum of £115.00 to support the application will be submitted in the post to cover the fee to submit a non-material amendment application. I trust this, and the enclosed is satisfactory in order to approve the application. If you require any further information, please don't hesitate to contact.

Yours sincerely,



Liam Griffiths
Graduate Planner