



Geraint John Planning

Geraint John
E: Geraint@gjplanning.co.uk
T : 02920 105361
M : 07951 324325

Office 16 (House 1, 2nd Floor)
The Maltings
East Tyndall Street
Cardiff
CF24 5EA
www.geraintjohnplanning.co.uk

30 April 2021

Neath Port Talbot Council
Planning Division
The Quays
Brunel Way
Baglan Energy Park
Neath
SA11 2GG

**APPLICATION FOR A NON-MATERIAL AMENDMENT FOLLOWING A GRANT OF PLANNING PERMISSION. P2018/0746: LAND AT PARC NEWYDD, BRITON FERRY, NEATH.
PP: PP-09457002**

Dear Sir / Madam,

This covering letter informs and supplements the consideration of this Non-Material Amendment application, seeking amendments to the approval referenced above which granted consent for the development as follows:

'Demolition of existing blocks of flats, and construction of 12 one-bed apartments, 6 two-bed apartments, 10 two bedroom dwellings, 2 three bedroom dwellings and 1 four bedroom dwelling and associated works. (Revised Details: New Certificate B, Revised Flood Consequence Assessment, Revised Drainage Strategy Report, Revised Proposed Site Layout Plan, Revised Location Plan (For clarification))'

Submission Documentation

The following has been submitted to supplement this non-material amendment application:

- A Site Location Plan;
- Application forms; and
- Amended plans, as detailed below:
 - Engineering Site Plan (Levels) (Dwg No. 19843/03/E).

This letter first defines the background against which this non-material amendment is submitted, before a brief outlining of relevant policy and a justification for the application against such policy.

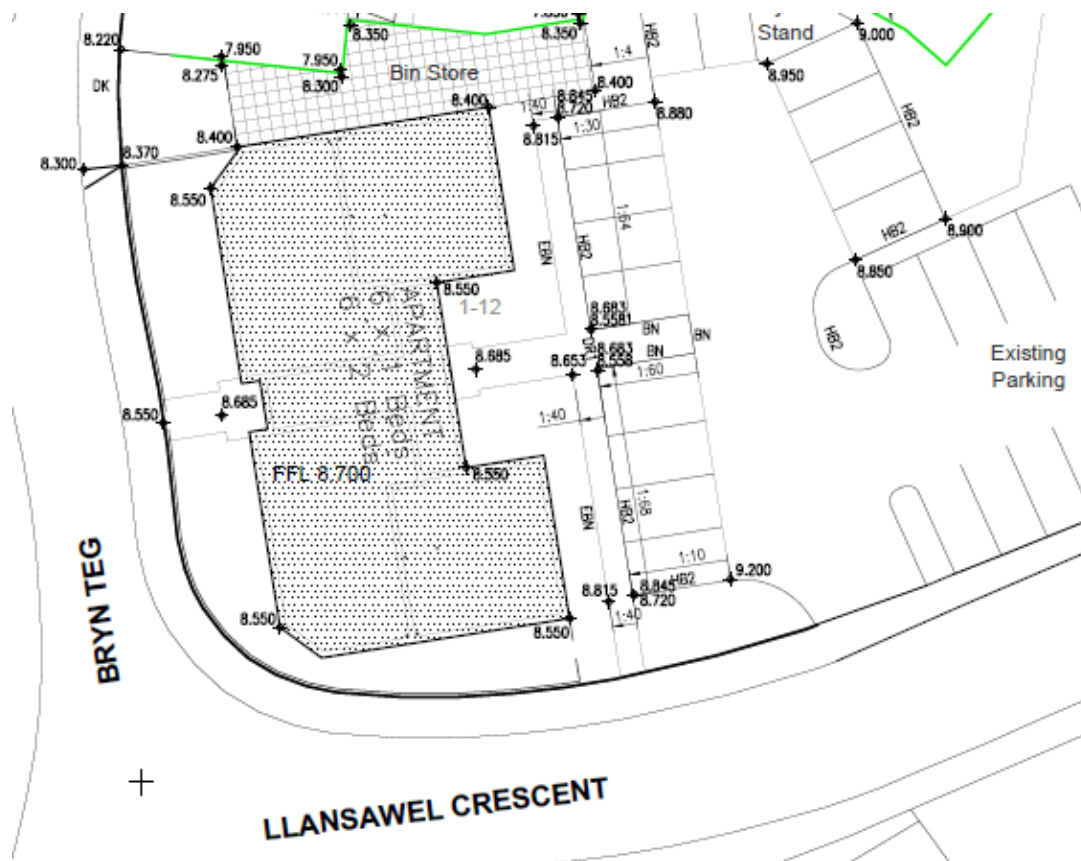
Application ref. P2018/0746 was granted full planning permission on 29th March 2019. The site is presently being built-out, hence recent planning application to discharge relevant conditions attached to this permission. The applicant has, however, encountered difficulty in implementing the development in accordance with the approved plans due to unforeseen challenges during the construction process. Specifically, they were experiencing issues with the levels of plots 1-12 and plots 13 & 14 which was impacting upon the completion of the brickwork.

Policy and Legislation

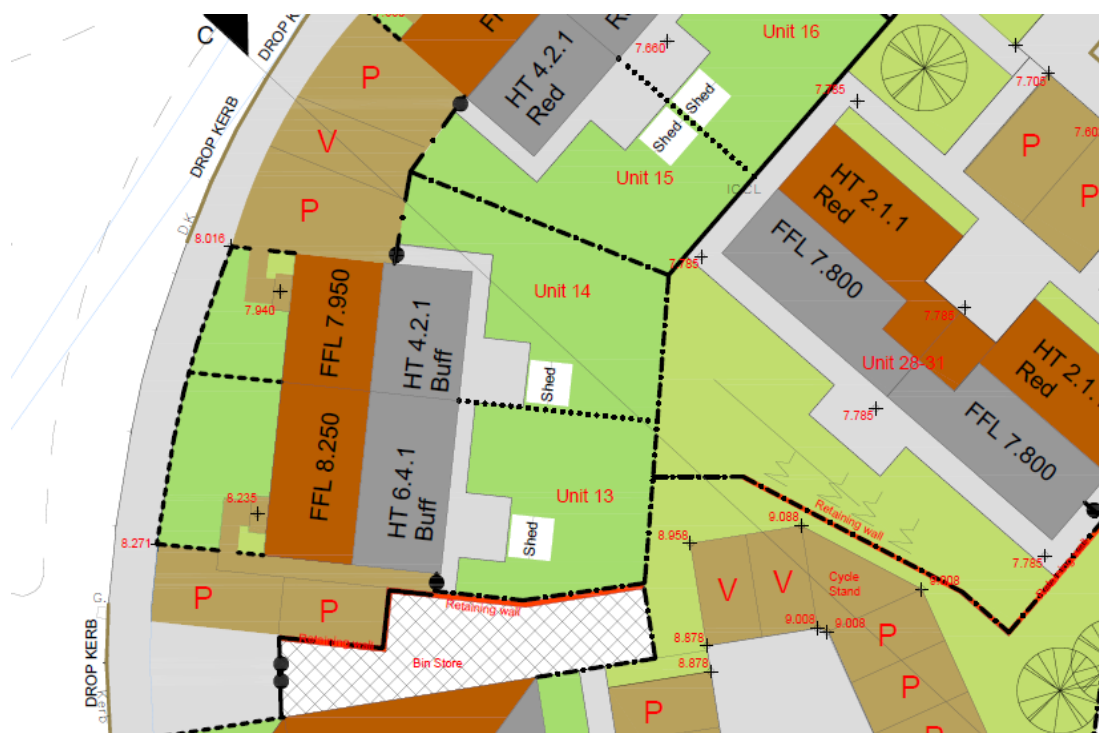
Proposed Amendments

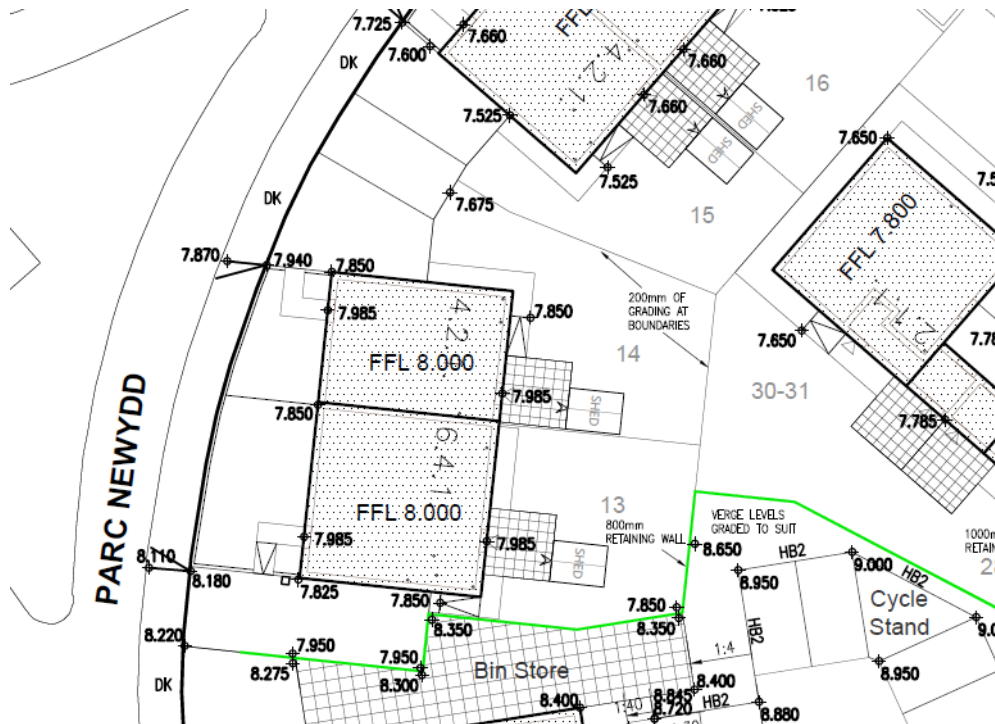
[illegible]

Granted First Floor Levels of Units 1-12 (Dwg No. 3193 D-(9)P1 Rev E



Proposed First Floor Levels of units 1-12 (Dwg. 19843/03 Rev E)





Proposed First Floor Levels of Plots 13 & 14 (Dwg. 19843/03 Rev E)

As outlined within section 96A of the Town and County Planning Act 1990 (as amended) the development would still be subject to appropriate conditions. Given the nature and extent of the conditions applied to the original consent, it is considered that this non-material amendment does not give rise to requirements for other details to be submitted which can and will otherwise be approved.

Conclusion

It is considered that the information provided above and in the referenced documents enables the Non-Material Amendment to be considered and moreover approved. We trust that the documentation submitted is sufficient. However, should you require further information, please do not hesitate to contact me.

Yours faithfully

Geraint John
Director
Geraint John Planning Ltd.

Enc: As above.