

Date: 13th May 2021
Our Ref: S20.227

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Dear Sir or Madam,

Town and County Planning Act 1990
Non-Material Amendment application for the change of wording of condition 2 (Schedule of Approved Plans) of planning consent P2020/0486
Land At Water Street, Neath
Planning Portal Ref: PP-09839796

Asbri Planning are acting on behalf of Neath Port Talbot CBC in respect of a Non Material Amendment application to remove condition 2 (Approved Plans) of the above consent to update the plans due to revisions taking place.

The current wording of condition 2 is as follows and the plans identified in **bold black** are those to be superseded and plans in **bold red** appear to be duplicates as such removal is suggested:

2 Development shall be carried out in accordance with the drawings hereby approved, unless otherwise agreed in writing by the local planning authority.

Plans.

A-90001 C01 Existing Site Plan

A-90002 C02 Proposed Site Plan

A-90003 C02 Proposed Site Plan - Roof

A-00002 C02 LC Ground Floor Plan

A-00003 C02 LC First Floor Plan

A-00005 C02 LC Roof Plan

A-00008 C02 Proposed Basement Plan

A-00011 C02 Building Ground Floor Plan

A-00012 C02 Building First Floor Plan

A-00013 C02 Building Roof Plan

A-00100 C02 Proposed Sections A and B

A-00101 C02 Proposed Section C

A-00200 C02 N & E Elevations

A-00201 C02 SW & W Elevations

A-00202 C02 SE Elevation

A-00203 C02 Leisure Centre Elevations

A-01300 C01 Illustrative Image 1

A-01301 C02 Illustrative Image 2

A-01302 C02 Illustrative Image 3

Design and Access Statement

Planning Statement
PAC Report
Transport Statement
Travel Plan/Sustainable Transport Statement
Retail Statement
Noise Assessment
Ecological Assessment
Tree Survey Update
Waste Management Plan
Construction Management Plan
Energy Assessment
Land Contamination Report

A-00200 C02 N & E Elevations

A-00201 C02 SW & W Elevations

A-00202 C02 SE Elevation

A-00203 C02 Leisure Centre Elevations

A-01300 C01 Illustrative Image 1

A-01301 C02 Illustrative Image 2

A-01302 C02 Illustrative

Reason

In the interest of clarity.

Amended wording of condition 2:

2 Development shall be carried out in accordance with the drawings hereby approved, unless otherwise agreed in writing by the local planning authority.

Plans.

A-90001 C01 Existing Site Plan

A-90002 C02 Proposed Site Plan

A-90003 C03 Proposed Site Plan - Roof

A-00002 C04 LC Ground Floor Plan

A-00003 C04 LC First Floor Plan

A-00005 C02 LC Roof Plan

A-00008 C02 Proposed Basement Plan

A-00011 C06 Building Ground Floor Plan

A-00012 C05 Building First Floor Plan

A-00013 C03 Building Roof Plan

A-00100 C03 Proposed Sections A and B

A-00101 C04 Proposed Section C

A-00200 C05 N & E Elevations

A-00201 C06 SW & W Elevations

A-00202 C05 SE Elevation

A-00203 C02 Leisure Centre Elevations

A-01300 C01 Illustrative Image 1

A-01301 C02 Illustrative Image 2

A-01302 C02 Illustrative Image 3

Design and Access Statement

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Construction Management Plan

Energy Assessment

Land Contamination Report

The revisions comprise:

Leisure Centre Ground Floor Plan: minor reconfiguration to changing area layout;

Leisure and Retail Ground Floor Plan: to match above and minor reconfiguration to unit 7;

Leisure Centre First Floor Plan: minor reconfiguration to gym layout

Retail and Leisure First Floor Plan: minor reconfiguration to unit 7;

Retail and Leisure Roof Plan: reconfiguration of roof layout to accommodate SW drainage in accordance with SAB approval

Retail and Leisure North and East Elevations: updated elevations to reflect change to roof layout and addition of building operation features i.e. no. 21 and vented doors on eastern elevation

Retail and Leisure South West and West Elevations: updated elevations to reflect change to roof layout

Retail and Leisure South East Elevation: updated elevations to reflect change to roof layout

Leisure Centre Sections A and B: updated to reflect changes to floor plans

Leisure Centre Section C: updated to reflect changes to floor plans

Further to the above the architect has summarised the changes overall as follows:

Leisure Centre

- Ground Floor internal room configuration between reception and changing room entrance and stair rearrangement
- Main entrance curtain wall screen refinement, 1no pair of doors omitted by agreement with Building Control
- Materials notes updated
- Colours confirmed within material notes by agreement with NPTCBC Client Team
- Health suite layout and content defined
- Ground floor architectural masonry to front and side elevations refined as described.
- Roof plant screen reduced in height
- Rooflight configuration over pool amended to reflect environmental condition calculations
- Straight roof area finish amended to standard roof sheet product and finish
- Rear elevation cladding panel build up confirmed.

Unit 7

- Ground floor main entrance screen and door location rationalised

- Staircase feature window simplified
- Rear elevation cladding panel build up confirmed.

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 minor reconfigurations to floor plans and roof layout. There is no element of the proposed amendments which would increase the scale of the original development.

(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. The nature of the changes whilst resulting in a minor change visually will not be of a detriment as do not significantly alter from the originally approved scheme.

(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 removal 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 application for the change of wording of condition 2 (Schedule of Approved Plans) of planning consent P2020/0486.

The fee of £115.00 to support the application will be paid via BACS. 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
Planner