

**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

Kate Harrison
Persimmon Homes West Wales
Dragon House
Parc Y Ddraig
Penllergaer Business Park
Penllergaer
SA49HJ
United Kingdom

DATE REGISTERED: 17 December 2021

APPLICATION NO: P2021/1257

LOCATION: Former Afan Lido Site and adjacent Car Park, Aberavon, Port Talbot

PROPOSAL: Non material Amendment of planning permission P2021/0226 approved on 31/08/2021 to alter the wording of condition 8 (off site highway works) from prior to any work commencing on site to prior to the construction of any dwelling to allow some works to commence whilst off site works required by the condition are being finalised.

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:-

Action Conditions

- 1 Prior to the construction of any dwelling, a detailed scheme for the off-site highway works shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail: -

- a Construction Phasing Programme
- b Full drainage network details inclusive of the position of any existing gullies.

Reference No: P2021/1257

- c Relocation of existing gullies / upgrading where necessary of any existing pipework.
- d New footways / footway connections.
- e Tactile crossing points.
- f Radii junction details.
- g Highway markings (white lining TRO lining).
- h Traffic Regulation Order Scheme.
- i Relocation of any existing street furniture / signage to facilitate the development.
- j Relocation of the existing bus stop on the south side of Channel View.
- k Full Traffic Management Scheme.
- l Timetable for implementation

All works shall thereafter be undertaken in accordance with the approved details prior to the occupation of the final unit of the development, or in accordance with the approved timetable for implementation.

Reason:

In the interest of highway and pedestrian safety and to ensure compliance with Policy TR2 of the Neath Port Talbot Local Development Plan.

Signed:



Ceri Morris – Head of Planning & Public Protection

Date: 21 December 2021

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