

Our Ref / Fy nghyf: 1414.b

Date / Dyddiad: 3rd August 2022

Planning Department
Neath Port Talbot County Borough Council
VIA EMAIL ONLY

Dear Sir/Madam,

Re: Retention, alteration and completion of development to facilitate the change of use of building to provide 23 No. one bed flats, and 9 No. 2 bed flats, plus associated works at 18 Orchard Street, Neath (Planning Permission No. P2021/0282)

Further to the approval of the above development and recently submitted Discharge of Condition application, Evans Banks Planning Ltd has now been instructed to prepare a further Non-Material Amendment application relating to the provisions of Condition 2.

As it currently stands, Condition 2 sets out a list of approved plans, which the development shall be carried out in accordance with. However, during the pre-construction stage, certain amendments have been identified as being required from both a design and building regulation perspective.

The first minor amendment relates to the modification of a small number of windows serving corridors/stairwells within the building. Additional ventilation is required within these areas and so there is a necessity to increase the height of these units, but only to 2100mm. This will then satisfy the relevant regulatory requirements, but not alter the overall design and setting of the approved development.

The second minor element then relates to the proposed roof covering. At present, the approved drawings set out that the existing covering is to be retained. However, it is now proposed that this be amended to show the roof being covered in an alternative product (Sopralene), but still grey in colour to provide an arrangement similar to that shown below:



Photograph 1

Again, the modification is minor in form and will not alter the overall appearance of the approved development in the immediate or wider setting.

As a result of the above, this application respectfully requests that Condition 2 be amended to list the following drawings as the approved drawings;

- N216 - A108 - PROPOSED ELEVATIONS SHEET 1
- N216 - A109 - PROPOSED ELEVATIONS SHEET 2

and in turn replace the following listed drawings:

- N216 - A123 - PROPOSED ELEVATIONS SHEET 1 - D
- N216 - A124 - PROPOSED ELEVATIONS SHEET 2 - D

We trust therefore that the above and attached are clear and in order. However, should you require any additional information or to meet on site to discuss the matter further, please do not hesitate to contact us.

Yours sincerely

Jason D Evans

Jason D Evans
Director