

**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

Mr Nigel Rees
30 Orchard Street
Neath
SA11 1DU

Name and address of the agent

Mr Mike Morgan
Morgan Design Consult
Kingsbridge Technology Centre
Kingsbridge
Swansea
SA4 4AS

DATE REGISTERED: 31 August 2022

APPLICATION NO: P2022/0745

LOCATION: 30 Orchard Street, Neath, SA11 1DU

PROPOSAL:

Non Material Amendment to original application P2021/0461 (Approved 15 July 2021) amending the description of the approved development to correspond with the approved plans to read as 'Change of use of the former public house (class A3) to 3 retail units (class A1) on ground floor with 2no. one-bedroom and 2no. two-bedroom flats on the first and second floors'

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.

Signed:



Ceri Morris – Head of Planning & Public Protection

Date: 23 September 2022

Important Notes:

Reference No: P2022/0745

(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