

SUBMITTED VIA PLANNING APPLICATIONS WALES
Planning Portal Ref: PP-11703750

Neath Port Talbot County Borough Council
Development Control Section
The Quays, Brunel Way
Neath
SA11 2HZ

Dear Planning Department,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
NEATH PORT TALBOT HOSPITAL, BAGLAN WAY, ABERAVON, SA12 7BX

NON-MATERIAL AMENDMENT TO AMEND CONDITION 2 OF PLANNING APPLICATION (REF: P2022/0433) FOR THE CONSTRUCTION OF EXTENSION TO EXISTING HOSPITAL TO PROVIDE DEVELOPMENT OF AN ELECTIVE ORTHOPAEDIC & SPINAL SURGICAL UNIT WITH ALL ASSOCIATED LANDSCAPING AND INFRASTRUCTURE.

Stride Treglown Limited, on behalf of Swansea Bay University Health Board submit this application for a package of Non-material Amendments to the approved proposal mentioned above.

Background

The non-material amendment application follows the grant of full planning approval for the construction of an Elective orthopaedic and Spinal Surgical Unit at Neath Port Talbot Hospital, as approved on 30th May 2022.

Following a process of detailed design following the grant of planning permission, it is deemed necessary to make some limited changes to the scheme. These changes are considered to be non-material in nature.

Details and justification for the proposed Non-material Amendments and revised plans are laid out below.

In support of this application, we have submitted the following via Planning Applications Wales:

- £115.00 Planning Application Fee
- Application Form
- Site Location Plan (for information)
- Proposed Drawings (for approval)

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Amendments to Cladding

It is proposed that several small areas of grey cladding are replaced with Marshalls Gower Slate Facing Brick. This is considered to be an aesthetically superior finish which is more in-keeping with the surrounding environment. A sample of this cladding is shown in document *154158_Cladding Sample_Grey Brick* submitted alongside this application, with locations for its implementation displayed on plan *NPTH 07.2D Elevations Proposed 220922_2*. This has been raised with the Case officer and agreed in principle as a Non-material Amendment.

Staff Entrance Ramp and Steps

Also shown on plan *NPTH 07.2D Elevations Proposed 220922_2* is the addition of an entrance ramp and steps, for use by staff. This has been included for reasons of accessibility.

Louvre Screens

Several louvre screens (design as per document 6488 - 01 Rev A) are also proposed to support the plant equipment on the building's roof. Their locations on the approved plant enclosures are shown in plan *NPTH 07.2D Elevations Proposed 220922_2*.

Amended/Proposed Plans

Approved Plan	Proposed Amended New Plan
NPTH 07.2A Elevations Proposed 040522	NPTH 07.2D Elevations Proposed 220922_2
N/A	6488 - 01 Rev A
N/A	154158_Cladding Sample_Grey Brick

The proposed changes will not give rise to any additional impact compared to the approved scheme, result in any adverse visual impact, impact on the amenity of neighbours or disadvantage any third party in planning terms.

Overall, when seen in the context of entire permission, the proposed changes are considered to be non-material in nature and acceptable in planning terms.

We trust that the submission of this information will enable the Council to make a decision on the acceptability of the proposed Non-Material Amendments.

If you require any further information, please do not hesitate to contact me, or my colleagues within the Planning Team.

Yours faithfully,



Jonathan Pritchard MRTPI
Associate Town Planner
For
STRIDE TREGLOWN LIMITED