

**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

Tai Tarian
Ty Gwyn
Brunel Way
Baglan Energy Park
Neath Port Talbot
SA11 2FP

Name and address of the agent

Mr Daniel Lemon
Asbri Planning Ltd
Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

DATE REGISTERED: 11 January 2023

APPLICATION NO: P2023/0025

LOCATION: Land North Of Bevin Avenue , Sandfields , Port Talbot, SA12 6JU

PROPOSAL:

Non-Material Amendment to amend the design of the bin storage buildings, by altering the wording of condition 10 (bin store detail) and condition 1 (approved plans) attached to planning permission P2022/0481. Planning permission reference P2022/0481 is a permission given by Section 73 for the variation of condition 2 (approved plans) of planning permission P2020/0992 (refurbishment of the existing 69 no. 2 bed flats, conversion of 3 no. 2 bed flats to 3 no. new 1 bed flats and the construction of an additional 1 no. 2 bed and 54 no. 1 bed flats, with associated car parking, landscaping and infrastructure works) approved on 03/03/2021 to allow the following: The repositioning of the modular end links; repositioning of some windows to new build elements; parapet to modular end blocks lowered by 900mm; removal of corner windows and replaced with two windows on either corner; removal of PV panels from the end modular units; ground floor Juliet balconies added to existing units; external louvers to air source heat pump enclosure amended to end link blocks; buggy and bike stores added to block 6 and 7; bin stores slightly repositioned, footpaths amended to be tarmac; windows to communal area to link block made narrower; removal of window in block 7 communal area either side of stairwell. To vary and agree conditions 14 (Low energy design measure and

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solar PV system), 18 (materials) and to agree condition 11
(landscape management)

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: 2 February 2023

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