

DPP Planning

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Chris Davies
Neath Port Talbot CBC
Planning Department
The Quays
Brunel Way
Port Talbot
SA11 2GG

Ref: 3564CA

Date: 17th February 2023

Dear Chris

On behalf of Yr Hadau Ltd (on behalf of Sero Homes Ltd)**Application for a Non-Material Amendment of permission P2019/5543 (as amended by P2023/0051) for the development of 35 zero carbon dwellings on Land At Waun Sterw, Rhyd Y Fro, Pontardawe**

On behalf of Yr Hadau Ltd (on behalf of Sero Homes Ltd) please find enclosed information to amend permission P2019/5543 (as amended by P2023/0051) for the proposed development of 35 zero carbon homes plus community building along with associated works including landscaping, parking, access, engineering works and ecological mitigation on land at Waun Sterw, Rhyd Y Fro, Pontardawe.

Background

Planning permission was granted on the 3rd March 2020 subject to conditions and legal agreement for the above mentioned development. Subsequent to this, a number of pre-commencement applications have been discharged, or partly discharged, namely 4 (Construction Method Statement), 5 (Landscaping Plan), 6 (Construction Environmental Management), and 7 (Habitat Management Plan).

The Applicant has now brought Edenstone Homes in as a partner on the project to assist with the delivery of the site and realise this ground breaking development.

An initial NMA was approved to slightly amend the designs for Plot 1 under application reference P2023/0051. This further NAM is submitted following review of the design and efficiencies of Plots 2-10.

Purpose of the NMA

To ensure the deliverability of the scheme, some amendments are required to the design of some of the dwellings to improve construction efficiencies and thereby allowing the scheme to progress; without compromising on the quality or design principles of what the Applicant is trying to achieve on the site. Furthermore, changes to Part O of the Building Regulations has led to the need for some amendments.

This submission therefore seeks to make the following amendments to Plot 2-10 on the site:

- Front door and window detail swapped position along with downstairs WC window;
- Bin and cycle store adjusted to include M7E store;
- Rear elevation – first floor window sizes and patio doors designs amended – largely retaining their original size;
- First floor side windows simplified and reduced due to changes to internal layout.

These changes would require the following amendments to condition 2 relating to the Approved Plans (identified in red):

The development shall be carried out in accordance with the following approved plans and documents:

Location Plan 1912 - PARC HADAU - OS MAP- L100

Parc Hadau_1912 - S001 rev A - Proposed Site Plan

Parc Hadau_1912 - S150 rev A - GF CONTEXT PLAN - TYPE A - B - G

Parc Hadau_1912 - S151 rev A - FF CONTEXT PLAN - TYPE A - B - G

Parc Hadau_1912 - S152 rev A - ROOF LVL CONTEXT PLAN - TYPE A - B - G

Parc Hadau_1912 - S160 rev B - GF CONTEXT PLAN - TYPE C - C1

Parc Hadau_1912 - S161 rev B - FF CONTEXT PLAN - TYPE C - C1

Parc Hadau_1912 - S162 rev B - ROOF LVL CONTEXT PLAN - TYPE C - C1

Parc Hadau_1912 - S170 rev A - GF CONTEXT PLAN - TYPE D - D1 - D2 - E - E1

Parc Hadau_1912 - S171 rev A - FF CONTEXT PLAN - TYPE D - D1 - D2 - E - E1

Parc Hadau_1912 - S172 rev A - ROOF LVL CONTEXT PLAN - TYPE D - D1 - D2 - E - E1

Parc Hadau_1912 - S180 rev A - GF CONTEXT PLAN - TYPES E - F

Parc Hadau_1912 - S181 rev A - FF CONTEXT PLAN - TYPE E - F

Parc Hadau_1912 - S182 rev A - ROOF LVL CONTEXT PLAN - TYPE E - F

Parc Hadau_1912 - S400 rev A - Proposed Site Section 01

Parc Hadau_1912 - S401 rev A - Proposed Site Section 02

Parc Hadau_1912 - S402 rev A - Proposed Site Section 03

Parc Hadau_1912 - SUB01 - Substation

LT2008.04.220 Floor Plans (Plot 1) rev.P2'

LT2008.04.220 Elevations Plot 1 Rev.P3'

Remove Parc Hadau_1912 HOUSETYPE B rev A and replace with

LT2008.04.100 House Type 1 Floor Plans Rev P1

LT2008.04.101 House Type 1 Elevations Rev P1

LT2008.04.102 House Type 1 Sections A-A B-B Rev P1

Parc Hadau_1912 HOUSETYPE C rev A

Parc Hadau_1912 HOUSETYPE C.1 rev A

Parc Hadau_1912 HOUSETYPE C.2 rev A

Parc Hadau_1912 HOUSETYPE D rev A

Parc Hadau_1912 HOUSETYPE D.1 rev A

Parc Hadau_1912 HOUSETYPE D.2 rev A

Parc Hadau_1912 HOUSETYPE E rev A

Parc Hadau_1912 HOUSETYPE E.1 rev A

Parc Hadau_1912 HOUSETYPE F rev A

Parc Hadau_1912 HOUSETYPE G rev A

Parc Hadau_191023-FarrerHuxley-ParcHadau730-FH-XX-00-DP-L-201-hard

Parc Hadau_191023-FarrerHuxley-ParcHadau-730-FH-XX-00-DP-L-401-soft

Parc Hadau_194718 - Transport Statement - Appendices R 18.10.19

Parc Hadau Design and Access Statement

Parc Hadau_Drainage Statement - Rev A

Parc Hadau_Ecological Assessment

Parc Hadau_PAC FINAL Issued 24 October 19

Parc Hadau_PL-101 Rev 03 - Engineering Layout

Parc Hadau_PL-102 Rev 01 - Highway Longitudinal Sections

Parc Hadau_R0001 - 3564CA - Planning Statement - Sept19

Parc Hadau_R0002 - 3564CA - Welsh Language Impact Assessment -Sept19

Parc Hadau_R0003 - 3564CA - Energy Statement

We consider the amendments sought to be non-material having regard to the tests set out in S96A of the Town and County Planning Act 1990. The proposals are inconsequential in terms of its scale (magnitude, degree..etc) in relation to the original approval. The proposed changes would not result in a detrimental impact either visually or in terms of living conditions. The interests of a third party or body who participated in or were informed of the original decision will not be disadvantaged in any way. Finally, the amendments are not contrary to any policy of the Council.

The Submission

Please find enclosed the following submitted:

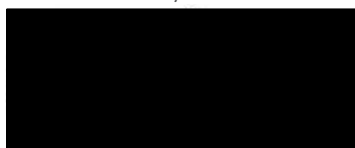
- Application form duly filled in and signed;
- Covering Letter;
- Proposed Elevations – drawing ref. LT2008.04.101 House Type 1 Elevations Rev P1
- Proposed Floor Plans – drawing ref. LT2008.04.100 House Type 1 Floor Plans Rev P1
- Proposed Section Plans – drawing ref. LT2008.04.102 House Type 1 Sections A-A B-B Rev P1

Payment for the requisite application fee of £115.00 will be submitted electronically under separate cover.

Conclusion

I trust the enclosed information is sufficient to allow the prompt registration of the application. If you should have any queries or require further information, please do not hesitate to contact.

Yours Sincerely



Osian Roberts
Associate Director
DPP