

27th June 2023

Our Ref: S21.156

Mathew Griffiths
Planning Department
Neath Port Talbot
Civic Centre
Port Talbot
SA13 1PJ

Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

Dear Mathew,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
LAND NORTH OF BEVIN AVENUE SANDFIELDS PORT TALBOT SA12 6JU
PROPOSED NON-MATERIAL AMENDMENT APPLICATION FOR ALTERATION TO THE WORDING OF
CONDITION 2 AND THE APPROVED PLANS ATTACHED TO PLANNING PERMISSION P2022/0481
PLANNING PORTAL REFERENCE: PP-12270340

Asbri Planning Ltd have been instructed by Tai Tarian to submit an application on their behalf for a Non-Material Amendment to Planning Permission P2022/0481. The permission allowed for the Refurbishment of the existing 69no. 2 bed flats, conversion of 3no. 2 bed flats to 3no. new 1 bed flats and the construction of an additional 1no. 2 bed and 54no. 1 bed flats, with associated car parking, landscaping and infrastructure works.

The application is submitted via the Planning Portal and is supported by the following documents:

- Covering Letter;
- Completed Application Forms;
- Site Location Plan;
- N297-2-A011A - BLOCK 01-02 ELEVATIONS 1-2 Rev (I));
- N297-2-A012A - BLOCK 01-02 ELEVATIONS 2-2 Rev (I);
- N297-2-A013A - BLOCK 03-04 ELEVATIONS 1-2 Rev (I);
- N297-2-A014A - BLOCK 03-04 ELEVATIONS 2-2 Rev (I);
- N297-2-A015A - BLOCK 05-06 ELEVATIONS 1-2 Rev (J);
- N297-2-A016A - BLOCK 05-06 ELEVATIONS 2-2 Rev (K); and,
- Application fee of £115.

As you will be aware from your recent site visit, construction is currently ongoing for phase one of the County Flats scheme, and Hale (the project contractor) have encountered a major issue in regard to the location of the air source heat pumps (ASHP) due to the strict requirements set out in terms of product operational efficiency and ongoing warranty from the manufacturers (Mitsubishi).

At the site meeting we noted the various issues and the possible solution which has been painstakingly agreed with the manufacturers following exhaustive meetings and technical review.

The proposed amendment of the wording of Condition 2 comes as a result of the above. To ensure that a consistent drawing revision in relation to the Elevation Plans is stated across the decision notice, the wording of Condition 2 is proposed to be amended as follows to delete reference to the previously approved drawings listed below and the introduce the following new drawings (additions are in **bold**):

~~Blocks 01/02 - Elevations 1/2 REV H (ref: N927 - A011)~~
~~Blocks 01/02 - Elevations 2/2 REV H (ref: N927 - A012)~~
~~Blocks 03/04 - Elevations 1/2 REV H (ref: N927 - A013)~~

~~Blocks 03/04 - Elevations 2/2 REV H (ref: N927 - A014)~~

~~Blocks 05/06 - Elevations 1/2 REV I (ref: N927 - A015)~~

~~Blocks 05/06 - Elevations 2/2 REV J (ref: N927 - A016)~~

N297-2-A011A - BLOCK 01-02 ELEVATIONS 1-2 Rev (I);

N297-2-A012A - BLOCK 01-02 ELEVATIONS 2-2 Rev (I);

N297-2-A013A - BLOCK 03-04 ELEVATIONS 1-2 Rev (I);

N297-2-A014A - BLOCK 03-04 ELEVATIONS 2-2 Rev (I);

N297-2-A015A - BLOCK 05-06 ELEVATIONS 1-2 Rev (J);

N297-2-A016A - BLOCK 05-06 ELEVATIONS 2-2 Rev (K);

It is clear that as agreed following the site meeting, the proposal can be dealt with by way of a Non-Material Amendment. Notwithstanding, in the interests of completeness, Section 96A of the Act sets out the following criteria to confirm whether amendments to a scheme can be considered non-material. An assessment against the criteria is outlined below:

a) (i) is the proposed change significant in terms of its scale in relation to the original approved development scheme?

The proposed amendments are minor in their nature and therefore will have a negligible impact upon the scale of the overall development.

a) (ii) Would the proposed change result in a detrimental impact either visually or in term of local amenity?

The proposed alterations will be minor and in turn will have no detrimental impact either visually or in term of local amenity.

b) Would the interests of any third party or body who participated in or were informed of the original decision be disadvantaged in any way?

It is not considered that the minor amendments proposed will have any adverse impact on the interest of any third parties and as such no parties would be disadvantaged in any way as a result of the revisions to the approved scheme, as they are minor in nature and will not impact the spirit of the approved development.

c) Would the development change conflict with national or development plan policies?

The development proposed under the existing planning permission complies with national and development plan policy. It is not considered the changes proposed are of a scale to alter the developments accordance with policy.

As such it is considered that the existing scheme cannot be said to be materially impacted by the proposed amendments.

In this respect, it is considered that the proposed amendments comply with the relevant criteria outlined above and therefore can be considered as a Non-Material Amendment to planning permission P2022/0481.

I trust the above information is sufficient and of assistance. I look forward to receiving confirmation in relation to the details submitted in due course. Should you have any queries or need further assistance, please do not hesitate to contact me.

Yours sincerely,



**Iwan Rowlands
Graduate Planner
Asbri Planning Ltd**

