

Application for Removal or Variation of a Condition following Grant of Planning Permission

Town and Country Planning Act 1990; Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number		Suffix	
Property Name			
Land at Main Road			
Address Line 1			
Dyffryn Cellwen			
Address Line 2			
Town/city			
Neath			
Postcode			
SA10 9HT			

Description of site location (must be completed if postcode is not known)

Easting (x)	Northing (y)
285067	210190
Description	

Applicant Details

Name/Company

Title

First name

Surname

UKPI Group LTD

Company Name

UKPI Group LTD

Address

Address line 1

Ivy Court

Address line 2

Stonehall Common

Address line 3

Kempsey

Town/City

Worcester

Country

Worcestershire

Postcode

WR5 3QQ

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mrs

First name

Amy

Surname

Cawley

Company Name

Hickman & Smith Architects

Address

Address line 1

LCB Depot

Address line 2

31 Rutland Street

Address line 3

Town/City

Leicester

Country

Postcode

LE1 1RE

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Construction of 6 dwellings and associated works (outline)

Reference number

P2017/0025

Date of decision (date must be pre-application submission)

15/08/2017

Please state the condition number(s) to which this application relates

Condition number(s)

5, 6, 12

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

23/04/2021

Has the development been completed?

☐ Yes

☒ No

Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed

Refer to submitted planning statement for further explanation:

Condition 5- "Requires the submission to be in accordance with the listed drawing (00) 01 A - Site location plan received 10.01.17". Following the outline planning permission this is no longer the latest drawing number so it is to be swapped to "Requires the submission to be in accordance with the listed drawing 0346-A-PL-100-A-Proposed Site Plan ".

Condition 6- "Requires the submission of a detailed construction method statement". Construction method statement has been submitted for this to remove this condition or change the working to "Requires the scheme to be built in accordance with the detailed construction method statement".

Condition 12- "Requires the scheme to be in accordance with BS5837:2012" (protection of root protection areas). Condition to be varied as a new tree report has now been completed following the change in ownership of the site. The tree report refers to the trees in the conditions they were found upon the new owner taking ownership and the condition is requested to be varied to refer to this report and supporting overview document "0346-A-RP-001-Tree Surveys Summary-REV A" and "NEW Ty Maes Marchog - Tree Survey (Hurst and Flynn Treecare)"

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Refer to submitted planning statement for further explanation

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☐ The agent
☐ The applicant
☒ Other person

If Other has been selected, please provide contact details:

Title

***** REDACTED *****

First name

***** REDACTED *****

Surname

***** REDACTED *****

Phone Number

***** REDACTED *****

Email

***** REDACTED *****

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

P/2017/0025 & P/2020/0703

Date (must be pre-application submission)

17/11/2022

Emails to advise that section 73 would be required for both the outline and reserved matters applications respectively

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- ☒ Yes
☐ No

Certificate of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person Role

- ☐ The Applicant
☒ The Agent

Title

Mrs

First Name

Amy

Surname

Cawley

Declaration Date

21/08/2023

☒ Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- ☒ (A) None of the land to which the application relates is, or is part of an agricultural holding
☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- ☐ The Applicant
☒ The Agent

Title

Mrs

First Name

Amy

Surname

Cawley

Declaration Date

21/08/2023

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

David Hickman

Date

21/08/2023