

**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

Mr Ian Williams
1 Ffordd Dinas
Cwmavon
Port Talbot
Neath Port Talbot
SA12 9BS

Name and address of the agent

Tom Phillips
Darkin Architects
3a Alfred Street
Neath
SA11 1EH

DATE REGISTERED: 20 September 2023

APPLICATION NO: P2023/0702

LOCATION: Land Adjacent To, 1 Ffordd Dinas, Cwmavon, Port Talbot,
Neath Port Talbot, SA12 9BS

PROPOSAL: Non-material amendment application to amend the wording of
condition 3 (obscure glazing), condition 4 (intrusive site
investigation) and condition 5 (construction method statement)
of application P2021/0536 determined on 10/08/2022.

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.

Conditions:-

Action Conditions

- 1 Prior to the first beneficial use of the dwelling hereby approved, the secondary windows on the eastern side of the host property at Number 1 Ffordd Dinas serving the ground-floor living rooms and first-floor bedroom shall be fitted with obscured glazing, and any part of the windows that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. The windows shall be permanently retained as such thereafter.

Reason:

Reference No: P2023/0702

In the interest of residential amenity and the existing and proposed dwellings and to prevent any unacceptable overlooking, and to comply with Policy BE1 of the Neath Port Talbot Local Development Plan.

- 2 The following details shall be submitted to and approved in writing by the Local Planning Authority within 4 weeks of the date of this consent, or works on site shall cease until such time that the details are submitted and approved in writing by the Local Planning Authority.

a) a scheme of intrusive investigations which has been carried out on site to establish the risks posed to the development by past coal mining activity, and;
b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been fully implemented on site in full in order to ensure that the site is safe and stable for the development proposed, and retained as such thereafter.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Reason:

In the interest of Coal Mining Legacy as the application site is located within a High Risk Area, and to comply with Policies EN8 and BE1 of the Neath Port Talbot Local Development Plan.

- 3 A Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority within 4 weeks of the date of this consent, or works on site shall cease until such time that the details are submitted and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

a) the parking of vehicles of site operatives and visitors;
b) loading and unloading of plant and materials;
c) storage of plant and materials used in constructing the development;
d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
e) wheel washing facilities;
f) measures to control the emission of dust and dirt during demolition and construction; and
g) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason:

In the interest of highway and pedestrian safety, the environment, and the amenity of residents, and to ensure accordance with Policies BE1 and TR2 of the adopted Neath Port Talbot Local Development Plan.

Signed:



Ceri Morris – Head of Planning & Public Protection

Date: 5 December 2023

Reference No: P2023/0702

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