

**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 Mohammad Humayun Nasser
58 Clearwater Way
Lakeside
Cardiff
CF23 6DJ

Name and address of the agent

Mrs Kruti Gandhi
SK Designs
58B Clearwater Way
Lakeside
Cardiff
CF23 6DJ

DATE REGISTERED: 13 December 2023

APPLICATION NO: P2023/0949

LOCATION: 24 Bryn Road, Cwmllynfell, SA9 2FJ

PROPOSAL:

Non-Material Amendment to planning permission P2022/1043:
amendment to condition 3 to allow demolition of building to
commence prior to submission and agreement of a
construction environmental management plan

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:-

- 1 *No development shall commence apart from the demolition of the building which shall be carried out in accordance with the details agreed under discharge of condition application P2023/0941, until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction phases. The Statement shall provide for:*
 - a. *Construction methods: details of the extent and phasing of development; details for the storage and management of plant and materials used in constructing the development*
 - b. *Drainage: Details of drainage measures during construction phases to ensure that the drainage of any adjoining land, and land downstream is not interrupted or otherwise adversely affected by the development.*
 - c. *General Site Management:*

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- i. details of the construction programme including timetable*
- ii. details of site clearance*
- iii. details for erection and maintenance of security hoarding including decorative displays and facilities for public viewing.*
- d. Control of Nuisances: Wheel washing facilities and measures to control light spill.*
- e. Traffic Management:*
 - i. details of site deliveries including routes of vehicles, plus delivery and construction times, taking into account the proximity of residential dwellings and school opposite, there shall be no deliveries in excess of 3.5 tonnes shall access or leave the site via any route during the hours of 8am to 9.30am and 2.30pm to 4pm during school term times*
 - ii. details for the loading and unloading of plant and materials; details for the parking of vehicles of site operatives and visitors*
 - iii. scheme for the erection of temporary/semi-temporary signage*
 - iv. The frequency and size of vehicles used to transport the waste material arising from the construction works;*
- f. Hours of working on site, including specified hours for deliveries; details of restrictions to be applied during construction and demolition works (including timing, duration and frequency of works) to prevent noise or nuisance amenity issues to surrounding properties.*
- g. Responsible Persons: details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details, the CEMP must also be signed by the responsible person.*

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: 10 January 2024

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