

**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 Stuart John
The Brambles
5 Varteg Row
Bryn
Port Talbot
Neath Port Talbot
SA13 2RF

Name and address of the agent

Mr Bill James
8 Mariners Point
Sandfields
Port Talbot
Neath Port Talbot
SA12 6DL

DATE REGISTERED: 15 December 2023

APPLICATION NO: P2023/0930

LOCATION: The Brambles, 5 Varteg Row, Bryn, Port Talbot, Neath Port Talbot, SA13 2RF

PROPOSAL: Non-material amendment application to amend the wording of condition 3 (Structural calculations and details) of planning application P2022/0334 determined on the 22/09/2022.

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 continuation of any construction works on site, full details of the retaining walls and steps including structural calculations, typical cross sections, materials and elevation details shall be submitted to and approved in writing by the Local Planning Authority. The details shall show that the wall and steps will not extend above a height of 600mm for the first 2.4m from the back edge of the highway to allow for pedestrian visibility. The development shall be implemented in accordance with the approved details and shall be retained as such thereafter.

Reason:

Reference No: P2023/0930

In the interest of highway safety and to ensure the development complies with Policy TR2 of the Neath Port Talbot Local Development Plan.



Signed:

Ceri Morris – Head of Planning & Public Protection

Date: 11 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