

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

Address Line 1

Address Line 2

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Tom

Surname

Head

Company Name

Address

Address line 1

46 Wind Street

Address line 2

Address line 3

Neath Port Talbot

Town/City

Country

United Kingdom

Postcode

SA11 3EN

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

Mike

Surname

Morgan

Company Name

Morgan Design Consult

Address

Address line 1

Kingsbridge Technology Centre

Address line 2

Kingsbridge

Address line 3

Town/City

Swansea

Country

United Kingdom

Postcode

SA4 4AS

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

Subdivision of existing ground floor retail unit (Class A1) including provision of new shopfronts to create 4 commercial units (Class A1, A2 or A3) and change of use of first floor to create 4 flats (3 x 1-bed, 1 x 2-bed) including new bin and cycle storage areas on ground floor

Reference number

P2022/0925

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

28/02/2023

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

Condition number(s)

2, 3 and 5

Has the development already started?

☒ Yes

☐ No

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

28/02/2023

Has the development been completed?

☒ Yes

☐ No

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

04/10/2023

Condition(s) - Removal

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

Condition No 2 - Variation of Condition No 2 to amend the drawing numbers.

Condition No 3 - Amend condition No 3 to prevent use of rear flat roof.

Condition No 5 - Submission of details of external materials post completion.

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

2 The development shall be carried out in accordance with the following approved plans and documents:

PC22/48/3B Proposed Ground Floor Plan and Elevations Rev B received 23.02.2023

PC22/48/4 Proposed First Floor Plan

PH22/48/5 New Shopfront Sections

Viability Statement

Planning Statement

PC21/1/5 Location Plan

PC21/1/2 Existing First Floor Plan

PC21/1/1 Existing Ground Floor Plan and Elevations

Reason:

In the interests of clarity.

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

Pre-application Advice

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

- ☐ Yes
☒ No

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

Mr

First Name

Mike

Surname

Morgan

Declaration Date

28/02/2024

☒ 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

Mr

First Name

Mike

Surname

Morgan

Declaration Date

28/02/2024

☒ 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

Mike Morgan

Date

28/02/2024