

**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 David Oakhill
Wildfox Resorts Afan Valley Ltd
Kimberley House
Ty-Glas Avenue
Cardiff
CF15 5DX

DATE REGISTERED: 23 December 2024

APPLICATION NO: P2024/0820

LOCATION: Land At Pen Y Bryn , Croeserw , Cymmer , Port Talbot

Non-material amendment pursuant of planning permission P2018/0493 granted on 18th January 2022, seeking to alter the wording of Conditions 2 and 3 of that planning permission. The proposed amendments are to revise the wording of the conditions to read:

PROPOSAL:

Condition 2

The first application for approval of reserved matters shall be made to the Local Planning authority not later than three years from the date of this permission

Condition 3

The first phase of development shall begin before the expiration of five years from the date of this permission.

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.

Signed:



Ceri Morris – Head of Planning & Public Protection

Date: 15 January 2025

Reference No: P2024/0820

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