

6th February 2025
Our Ref: S24.162

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Dear Claire Hall,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
LAND OFF CROWN WAY, LLANDARCY, NEATH
PROPOSED NON-MATERIAL AMENDMENT APPLICATION TO VARY THE APPROVED PLANS LISTED
UNDER CONDITION 1 OF PLANNING PERMISSION P2021/0879
LPA REFERENCE: P2024/0740

Asbri Planning Ltd have been instructed by Pobl Group to submit an application on their behalf for a Non-Material Amendment to vary the approved plans listed under condition 1 of planning permission P2021/0879 at land off Crown Way, Llandarcy, Neath. Permission P2021/0879 allowed the variation of condition 1 (approved plans) of planning permission P2019/5698 approved on the 13/03/2020, permitting material changes to house types to approved plots 19,20,50,51,58-71,81,82 including changes to slab/roof lines of plots 58-69 that was approved by Neath Port Talbot County Borough Council on 20th October 2021.

The application is supported by the following documents:

- Covering Letter;
- Completed Application Forms;
- 11341-PH2-PL10B Housetype W1A;
- 11341-PH2-PL11B Housetype W1B;
- 11341-PH2-PL34B Housetype F-3B5P; and
- Application fee of £115.

The proposed Non-Material Amendment is required to vary the approved plans listed in relation to condition 1 (Approved Plans and Documents). This application wishes to allow the following change to be made:

- Omission of chimneys to house types F, W1-A & W1-B

Condition 1 (Approved Plans and Documents) currently reads as follows:

"The development shall be carried out in accordance with the following approved plans and documents, unless directed by any other condition of this permission:

9117-PH2-PL01 Location Plan
9117-PH2-PL03B Proposed Site Plan
9117-PH2-S73-PL03 Preliminary Site Plan
9117-PH2-PL04A Proposed Boundaries Plan
9117-PH2-PL05B Proposed Materials Plan
9117-PH2-PL07A Proposed Heights Plan
9117-PH2-PL08A Proposed Waste Management Plan
2304 011 LLAP Play Area Design- Liz Lake Associates.
2304 Landscape Management Plan- Liz Lake Associates Feb 2020
2304-006 Rev 04 Planting Plan 1of 3

2304-007 Rev 04 Planting Plan 2 of 3
 2304-008 Rev 04 Planting Plan 3 of 3
 2304-009 01 Planting Details and Specification
 2432-501 Rev A - Impermeable Areas Plan
 2432-520-01 Rev A - Engineering Layout - Sheet 1 of 3
 2432-520-02 Rev A - Engineering Layout - Sheet 2 of 3
 2432-520-03 Rev A - Engineering Layout - Sheet 3 of 3
 2432-550 - Proposed Works at Tank Farm Road
 2432-551 - Tank Farm Road Construction Details
 2432-555-01-A - Proposed GA Plan - Junction Visibility (1 of 2)
 2432-555-02-A - Proposed GA Plan - Junction Visibility (2 of 2)
 2432-556-A - Proposed GA Plan - Forward Visibility
 2432-600-1 Rev A - Roads & Sewers - Longitudinal Sections - Sheet 1 of 2
 2432-600-2 - Roads & Sewers - Longitudinal Sections - Sheet 2 of 2
 2432-601 Rev A - Elevated Footway - Plan & Section
 2432-650-01-A - Refuse Vehicle Swept Path Assessment
 2432-650-02-A - Fire Appliance Swept Path Assessment
 9117 Heritage Gate - Phase 2 - RM Application- Compliance Statement Rev E
 9117-PH2-PL11A Proposed Site Sections
 9117-PH2-PL12A Proposed Street Elevations
 9117-PH2-PL30A Type C 2B4P
 9117-PH2-PL31A Type D 3B6P
 9117-PH2-PL33 Type E 3B5P
 9117-PH2-PL34A Type F 3B5P
 9117-PH2-PL35A Type L 3B5P
 9117-PH2-PL36A Type L1 3B5P
 9117-PH2-PL37 Type G1A 4B8P
 9117-PH2-S73-PL10 Rev A Type W1A
 9117-PH2-PL38 Type G1B 4B8P
 9117-PH2-S73-PL11 Rev A Type W1B
 9117-PH2-PL40 Bungalow AF2B
 9117-PH2-PL41 Type AF2B
 9117-PH2-PL42 Type AF3B
 9117-PH2-PL43A Apartments
 9117-PH2-PL44 Type AF2B
 9117-PH2-PL45 Type AF3B
 9117-PH2-PL50 Garages
 9117-PH2-PL51 B&CS
 663573_9117-PH2-PL44 Type AF2B
 12494 Geoenvironmental Remediation Review - Jan 2020 FINAL
 Contamination Report Condition 11
 CMRA Phase 1
 CMRA Phase 2
 CMRA Phase 3
 Proof drilling report
 Coed Darcy Reptile Supervision
 Construction and Operational site waste management plan
 Energy Statement

Plus the following plans in respect of Plots 19, 20, 50, 51, 58-71, 81,82 only.

9117-PH2-S73-2021-PL01 Housetype LR floor plans elevations
 9117-PH2-S73-2021-PL02 Housetype L1R floor plans elevations
 9117-PH2-S73-2021-PL03 Site Layout - 20 plots
 9117-PH2-S73-2021-PL04 Site Layout - 20 plots
 9117-PH2-S73-2021-PL11 Proposed Street Scenes

Reason: In the interests of clarity."

It is proposed to amend the condition as follows. The text that is ~~struck through~~ is proposed to be removed and replaced by the text in **bold**.

"The development shall be carried out in accordance with the following approved plans and documents, unless directed by any other condition of this permission:

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9117-PH2-S73-PL03 Preliminary Site Plan
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2304-006 Rev 04 Planting Plan 1 of 3
2304-007 Rev 04 Planting Plan 2 of 3
2304-008 Rev 04 Planting Plan 3 of 3
2304-009 01 Planting Details and Specification
2432-501 Rev A - Impermeable Areas Plan
2432-520-01 Rev A - Engineering Layout - Sheet 1 of 3
2432-520-02 Rev A - Engineering Layout - Sheet 2 of 3
2432-520-03 Rev A - Engineering Layout - Sheet 3 of 3
2432-550 - Proposed Works at Tank Farm Road
2432-551 - Tank Farm Road Construction Details
2432-555-01-A - Proposed GA Plan - Junction Visibility (1 of 2)
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2432-556-A - Proposed GA Plan - Forward Visibility
2432-600-1 Rev A - Roads & Sewers - Longitudinal Sections - Sheet 1 of 2
2432-600-2 - Roads & Sewers - Longitudinal Sections - Sheet 2 of 2
2432-601 Rev A - Elevated Footway - Plan & Section
2432-650-01-A - Refuse Vehicle Swept Path Assessment
2432-650-02-A - Fire Appliance Swept Path Assessment
9117 Heritage Gate - Phase 2 - RM Application- Compliance Statement Rev E
9117-PH2-PL11A Proposed Site Sections
9117-PH2-PL12A Proposed Street Elevations
9117-PH2-PL30A Type C 2B4P
9117-PH2-PL31A Type D 3B6P
9117-PH2-PL33 Type E 3B5P
~~9117-PH2-PL34A Type F 3B5P~~
11341-PH2-PL34B Housetype F-3B5P
9117-PH2-PL35A Type L 3B5P
9117-PH2-PL36A Type L1 3B5P
9117-PH2-PL37 Type G1A 4B8P
~~9117-PH2-S73-PL10 Rev A Type W1A~~
11341-PH2-PL10B Housetype W1A
9117-PH2-PL38 Type G1B 4B8P
~~9117-PH2-S73-PL11 Rev A Type W1B~~
11341-PH2-PL11B Housetype W1B
9117-PH2-PL40 Bungalow AF2B
9117-PH2-PL41 Type AF2B
9117-PH2-PL42 Type AF3B
9117-PH2-PL43A Apartments
9117-PH2-PL44 Type AF2B

9117-PH2-PL45 Type AF3B
9117-PH2-PL50 Garages
9117-PH2-PL51 B&CS
663573_9117-PH2-PL44 Type AF2B
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9117-PH2-S73-2021-PL11 Proposed Street Scenes

Reason: In the interests of clarity

It is clear that the proposal can be dealt with by way of a Non-Material Amendment. Notwithstanding, in the interests of completeness, Section 96A of the Act sets out the following criteria to confirm whether amendments to a scheme can be considered non-material. An assessment against the criteria is outlined below:

a) (i) is the proposed change significant in terms of its scale in relation to the original approved development scheme?

The proposed amendment does not alter the scale of the original approved development scheme. The proposed change is minor in nature and only concerns the omission of chimneys to three of the proposed house types. As such, the proposed change will therefore not be significant in terms of the scale of the development.

a) (ii) Would the proposed change result in a detrimental impact either visually or in term of local amenity?

The proposed alterations will be minor in nature and in turn will have no detrimental impact either visually or in terms of local amenity.

b) Would the interests of any third party or body who participated in or were informed of the original decision be disadvantaged in any way?

It is not considered that the amendment to the wording of the condition will have any adverse impact on the interest of any third parties and as such no parties would be disadvantaged in any way as a result of the proposed change. Overlooking and loss of privacy concerns are not relevant to the amendment requested.

c) Would the development change conflict with national or development plan policies?

The development proposed under the existing planning permission complies with national and development plan policy. It is not considered the changes proposed are of a scale to alter the developments accordance with policy.

As such it is considered that the existing scheme cannot be said to be materially impacted by the proposed amendment.

In light of the above, it is respectfully requested that Neath Port Talbot County Borough Council grant approval of the non-material amendment to vary Condition 1 (Approved Plans and Documents) of planning permission P2021/0879 at land off Crown Way, Llandarcy, Neath.

£115.00 will be paid to cover the application fee.

I trust this, and the enclosed is satisfactory in order to approve the application. If you require any further information please do not hesitate to contact me.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Rowlands', with a horizontal line underneath.

Iwan Rowlands
Planner
Asbri Planning Ltd