



CASTELL CONSTRUCTION
Property Development Specialists

18/06/2025

FAO Nicola Lake
Neath Port Talbot Council

Dear Nicola,

RE: Application for Non-Material Amendments relating to the removal of a brick wall and change in location of a gate relating to application P2021/0856 – The demolition of the existing 2 storey office building and the construction of 18 affordable housing apartments on upper floors with office/commercial units at ground floor and associated external works and parking area.

Eagle House, 2 Talbot Road, Port Talbot, SA13 1DH

I am writing on behalf of Castell Group to formally request non-material amendments to planning application P2021/0856.

The following documents are submitted to support the application:

Document	Reference
Site Location Plan	1487 PL1 01 – Location Plan
Previously approved site plan	1487 PL1 04C – Proposed site plan
Proposed site plan	1487:WD:101 Rev C

The changes have been advanced in line with the location of underground services on site, found post planning approval. Due to the potential requirement to access these services a small section of brick wall has been removed and the gate location has been altered. The removal of the wall and repositioning of the gate will not disadvantage any third parties.

The proposed site plan is included for Neath Port Talbot Council to understand the nature of the change, and the negligible impact to the wider development.

In accordance with Section 96A, the changes have been assessed against the appropriate tests:

(a)(i) Is the scale of the proposed change great enough to cause an impact different to that caused by the original approved development scheme?

The proposed change relates to the removal of a stone wall and repositioning of a gate. The scale of this change is not significant enough to cause an impact different from the original approved development scheme.

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

The proposed change will not result in a detrimental impact either visually or in terms of local amenity. It is designed to enhance the accessibility of services at the development without compromising aesthetics or local amenity.

(b) Would the interests of any third party or body be disadvantaged in planning terms?

The proposed amendments have been carefully considered to avoid any disadvantage to third parties or external bodies in planning terms.

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

The proposed change does not conflict with national or development plan policies. It aligns with our commitment to delivering a development that adheres to local regulations and legal covenants.

Castell Group will pay the appropriate fee of £200 for the Non Material Amendment Application.

Thank you for your attention to this matter, and we look forward to receiving your confirmation of validation of the application.

Yours sincerely,

Thomas Evans

Land and Development Graduate



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