

Application for non-material amendment following a grant of planning permission

Town and Country Planning 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			
Burrows Yard			
Address Line 1			
Afan Way			
Address Line 2			
Aberavon			
Town/city			
Port Talbot			
Postcode			
SA12 6LL			

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

Easting (x)	Northing (y)
275901	189848
Description	

Applicant Details

Name/Company

Title

First name

Surname

Aldi Stores Limited

Company Name

Aldi Stores Limited

Address

Address line 1

C/o Agent

Address line 2

Avison Young

Address line 3

One Kingsway

Town/City

Cardiff

Country

Wales

Postcode

CF10 3AN

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

George

Surname

Milburn

Company Name

Avison Young (UK) Limited

Address

Address line 1

Ground Floor

Address line 2

One Kingsway

Address line 3

Town/City

Cardiff

Country

United Kingdom

Postcode

CF10 3AN

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
- ☐ No

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below

Mixed use development comprising of a food store (use class A1) and a separate coffee shop with drive thru (use class A3) together with associated access onto Afan Way and Water Street, car parking and servicing, external lighting, landscaping, drainage, and other associated site works.

Reference number

P2024/0339

Date of decision

11/06/2025

For the purpose of calculating fees, which of the following best describes the original application type?

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage
- ☒ **Other:** anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Non-material amendment (NMA) to Condition 02 (Approved Plans List) of planning permission P2024/0339 (Mixed use development comprising of a food store (use class A1) and a separate coffee shop with drive thru (use class A3) together with associated access onto Afan Way and Water Street, car parking and servicing, external lighting, landscaping, drainage, and other associated site works) granted on 11.06.2025 to change from concrete slab finish to tarmac to the rear of the approved Aldi store and change from conservation paving to tarmac to the front entrance of the Aldi store to align with the development's approved SAB scheme (SAB Reference S2025/0008) and to revise the canopy design over the entrance of the Aldi store with some minor changes to the high-level windows under the canopy.

Please state why you wish to make this amendment

These amendments are proposed in order to ensure conformity with the development's approved SAB scheme (SAB Reference S2025/0008), and to include a required design change to the Aldi store entrance.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

Proposed Site Plan, Drawing No.170466-2300 Rev P03;
Proposed Site Plan, Drawing No.170466-2310 Rev P05;
Proposed Hard Landscaping, Drawing No. 170466-2320 Rev P03;
Proposed Boundary Treatment, Drawing No. 170466-2330 Rev P03;
Proposed Floor Plan - Aldi, Drawing No. 170466-2350 Rev P02;
Proposed Roof Plan - Aldi, Drawing No. 170466-2360 Rev P01; and
Proposed Elevations - Aldi, Drawing No. 170466-2400 Rev P01.

Please refer to enclosed covering letter (document ref: NMA/17C500118/08072025).

Proposed Site Plan @ Scale of 1:500 (Drawing No. 170466-2300 Rev P06);
Proposed Site Plan @ Scale of 1:200 (Drawing No. 170466-2310 Rev P08);
Proposed Hard Landscaping Plan (Drawing No. 170466-2320 Rev P05);
Proposed Boundary Treatment Plan (Drawing No. 170466-2330 Rev P04);
Proposed Floor Plan – Aldi (Drawing No. 170466-2350 Rev P04);
Proposed Roof Plan – Aldi (Drawing No. 170466-2360 Rev P02); and
Proposed Elevations - Aldi (Drawing No. 170466-2400 Rev P02);

Please refer to enclosed covering letter (document ref: NMA/17C500118/08072025).

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

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Non-Material Amendment 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

George Milburn

Date

30/07/2025

Amendments Summary

Changes to the application form as requested by the LPA.