



One Kingsway
Cardiff
CF10 3AN

T: +44 (0)8449 02 03 04

Our Ref: NMA/17C500118/08072025

Your Ref: P2024/0339 – PP-14116670

avisonyoung.co.uk

8th July 2025



Neath Port Talbot County Borough Council
Development Management
The Quays
Brunel Way
Neath
SA11 2HZ

For the attention of: Ms. Chantalle Lamnea

BY EMAIL: C.Lamnea@npt.gov.uk

Dear Chantalle,

ALDI STORES LTD, BURROWS YARD, AFAN WAY, ABERAVON, PORT TALBOT, SA12 6LL

APPLICATION FOR NON-MATERIAL AMENDMENTS PURSUANT TO PLANNING PERMISSION P2024/0339 FOR THE PROPOSED MIXED-USE DEVELOPMENT COMPRISING OF A FOODSTORE (USE CLASS A1) AND A SEPARATE COFFEE SHOP WITH DRIVE THRU, TOGETHER WITH ASSOCIATED ACCESS ONTO AFAN WAY AND WATER STREET, CAR PARKING AND SERVICING, EXTERNAL LIGHTING, LANDSCAPING, DRAINAGE, AND OTHER ASSOCIATED SITE WORKS.

We are pleased to submit an application on behalf of our client, Aldi Stores Ltd, seeking non-material amendments to the proposed Aldi foodstore and hard landscaping following the grant of full planning permission (LPA Reference P2024/0339), granted on 11th June 2025, for a mixed use development comprising of a foodstore (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.

The application has been submitted electronically via the Planning Portal and has been given the Planning Portal Reference PP-14116670.

In line with national and local validation requirements, the following documentation has been enclosed in order to assist the Authority in determining this non-material amendment application:

- Completed and dated non-material amendment application form;
- Copy of the original certificate of planning permission (LPA Reference P2024/0339);
- Site Location Plan (Drawing No. 170466-1100 Rev P01);
- 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);
- Proposed Elevations - Aldi (Drawing No. 170466-2400 Rev P02); and
- Approved SAB Decision Notice, dated 2nd February 2025 (SAB Reference S2025/0008).

The statutory application fee of £115.00 associated with a non-material amendment application has been paid to Neath Port Talbot County Borough Council via the Planning Portal.

Background

Planning permission (LPA Reference P2024/0339) was granted on 11th July 2025 for this proposed mixed-use development comprising 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 works.

Proposed Amendment

The following minor changes are sought to the approved scheme:

- A change from concrete slab finish to tarmac to the rear of the approved Aldi store, to align with the development's approved SAB scheme (SAB Reference S2025/0008);
- A change from conservation paving (charcoal grey colour) to tarmac to the front entrance of the Aldi store, to align with the development's approved SAB scheme (SAB Reference S2025/0008), and;
- A revised canopy design (the canopy wall has been removed and it is now narrower) over the entrance of the Aldi store and some minor changes to the high-level windows under the canopy.

An updated Boundary Treatment Plan (Drawing No. 170466-2330 Rev P04) has been submitted as part of this non-material amendment application. This has been submitted in order to align with the proposed surfacing changes and to ensure consistency with the updated site layout, and it should be noted that no changes to the approved boundary treatment scheme are proposed as part of this application.

If considered acceptable, Condition No. 2 of planning permission P2024/0339 will need to be amended in the following way in order to refer to the following amended drawings:

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

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- **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);**
- **Proposed Elevations - Aldi (Drawing No. 170466-2400 Rev P02);**

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We consider the proposed changes to the approved canopy and hard landscaping, which have been submitted under this application, to constitute non-material amendments to this planning permission and would be grateful of your Authority's confirmation of this.

Is the Proposed Change Non-material?

Section 96A of the Town and Country Planning Act 1990 (as amended) allows non-material amendments to be made to an existing planning permission. Whilst there is no statutory definition of a 'non-material amendment', in July 2014 the Welsh Government published planning guidance on approving non-material amendments. In deciding whether or not proposed changes are non-material, consideration should be given to the effect of such changes. When assessing and determining whether or not proposed changes would qualify as non-material amendments, the guidance suggests four tests as a 'starting point' for local planning authorities in their consideration. Each of the tests is addressed below:

- 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?*

No, the scale of the proposed change is minimal and will not cause any detrimental impact. The revised canopy design (the canopy wall has been removed and it is now narrower) is less imposing than the one previously approved.

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

No, there would be no detrimental impact either visually or in terms of local amenity. The proposed revised canopy design is narrower and therefore less imposing than the one previously approved, while the proposed change to the hard landscaping is required to align with the SAB approval (SAB Reference S2025/0008) and is not considered to have a detrimental impact either visually or in terms of local amenity.

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

No, no third party interest or body would be prejudiced or disadvantaged.

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

No, the proposed change would not conflict with national or development plan policies relating to design or drainage.

Conclusion

The non-material amendments proposed have been described in detail in this letter. We trust the information set out in this letter, and the enclosures, provides sufficient information to enable the Authority to confirm that the changes constitute a non-material amendment to the planning permission (LPA Reference P2024/0339) for the site.

In the meantime, should you require any further information and/or clarification with respect to the proposed amendments to the approved scheme, please do not hesitate to contact me on 07948 64823 or by email at George.milburn@avisonyoung.com.

We look forward to receiving confirmation of the registered application shortly.

Yours sincerely,



George Milburn MRTPI
Senior Planner
+44 74948 64823
george.milburn@avisonyoung.com
For and on behalf of Avison Young (UK) Limited