

**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

Aldi Stores Limited
C/O Agent
Avison Young
One Kingsway
Cardiff
CF10 3AN

Name and address of the agent

Mr George Milburn
Avison Young (UK) Limited
Ground Floor
One Kingsway
Cardiff
CF10 3AN

DATE REGISTERED: 30 July 2025

APPLICATION NO: P2025/0549

LOCATION: Burrows Yard, Water Street, Aberavon, Neath Port Talbot,
SA12 6LL

PROPOSAL:

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 developments 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.

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.

Reference No: P2025/0549

RECOMMENDATION: Approval.

Signed: 

Ceri Morris – Head of Planning & Public Protection

Date: 15 August 2025

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