



Llywodraeth Cymru  
Welsh Government

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

## Town and Country Planning Act 1990

If printed, please complete using BLOCK CAPITALS and BLACK ink.

### 1. Applicant Name and Address

|                     |                                                                                                             |               |                      |               |                      |
|---------------------|-------------------------------------------------------------------------------------------------------------|---------------|----------------------|---------------|----------------------|
| Title:              | <input type="text"/>                                                                                        | First name:   | <input type="text"/> |               |                      |
| Last name:          | <input type="text"/>                                                                                        |               |                      |               |                      |
| Company (optional): | <input type="text" value="Head of Property and Regeneration for Neath Port Talbot County Borough Council"/> |               |                      |               |                      |
| Unit:               | <input type="text"/>                                                                                        | House number: | <input type="text"/> | House suffix: | <input type="text"/> |
| House name:         | <input type="text"/>                                                                                        |               |                      |               |                      |
| Address 1:          | <input type="text" value="The Quays"/>                                                                      |               |                      |               |                      |
| Address 2:          | <input type="text" value="Brunel Way"/>                                                                     |               |                      |               |                      |
| Address 3:          | <input type="text" value="Baglan Energy Park"/>                                                             |               |                      |               |                      |
| Town:               | <input type="text" value="Neath"/>                                                                          |               |                      |               |                      |
| County:             | <input type="text"/>                                                                                        |               |                      |               |                      |
| Country:            | <input type="text"/>                                                                                        |               |                      |               |                      |
| Postcode:           | <input type="text" value="SA11 2GG"/>                                                                       |               |                      |               |                      |

## 2. Agent Name and Address

Title:  First name:

Last name:

Company (optional):

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

### 3. Site Details

Please provide the full postal address of the application site.

|                         |                                                        |               |                      |               |                      |
|-------------------------|--------------------------------------------------------|---------------|----------------------|---------------|----------------------|
| Unit:                   | <input type="text"/>                                   | House number: | <input type="text"/> | House suffix: | <input type="text"/> |
| House name:             | <input type="text"/>                                   |               |                      |               |                      |
| Address 1:              | <input type="text" value="Gnoll Estate Country Park"/> |               |                      |               |                      |
| Address 2:              | <input type="text" value="Fairyland"/>                 |               |                      |               |                      |
| Address 3:              | <input type="text"/>                                   |               |                      |               |                      |
| Town:                   | <input type="text" value="Neath"/>                     |               |                      |               |                      |
| County:                 | <input type="text"/>                                   |               |                      |               |                      |
| Postcode:<br>(optional) | <input type="text" value="SA11 3BS"/>                  |               |                      |               |                      |

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”.

|          |                                     |           |                                     |
|----------|-------------------------------------|-----------|-------------------------------------|
| Easting: | <input type="text" value="276734"/> | Northing: | <input type="text" value="197582"/> |
|----------|-------------------------------------|-----------|-------------------------------------|

Description:

#### 4. Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

Yes



No

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If Yes, please complete the following information about the advice you were given.  
(This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much possible:

☐

Officer name:

Claire Hall

Reference:

N/A

Date (DD/MM/YYYY): (must be pre-application submission)

22/08/2025

Details of the pre-application advice received:

Advised on the proposed variation to the wording of condition 16 and approved description of development.

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#### 5. Eligibility

Do you, or the person on whose behalf you are making this application, have an interest in the part of the land to which this amendment relates?

Yes



No

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If you have answered No to this question, you cannot apply to make a non-material amendment.

## 6. Authority Employee/Member

With respect to the Authority, I am:

- 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

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If Yes, please provide details of the name, relationship and role:

The applicant is The Head of Property and Regeneration at Neath Port Talbot County Borough Council.

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## 7. Description of Your Proposal

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

Demolition of existing visitor centre and construction of a new 2 storey visitor centre including new balustrades, sprinkler tank, external lighting of pedestrian routes from existing car park, and associated landscaping and drainage works.

Reference number:

P2023/0659

Date of decision (DD/MM/YYYY):

21/03/2024

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

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**Other:** anything not covered by the above category



## 8. Non-Material Amendment(s) Sought

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

Proposed non-material amendment application to vary the wording of the approved description of development and Condition 16, and the list of approved plans contained within Condition 2 of planning permission P2023/0659

Are you intending to substitute amended plans or drawings?

Yes



No

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If Yes, please complete the following:

Old plan/drawing number(s):

Please refer to submitted cover letter

New plan/drawing number(s):

Please refer to submitted cover letter

Please state why you wish to make this amendment:

Amendment by way of omission of the sprinkler tank and inclusion of plant/equipment that will be covered.

## 9. Application Requirements – Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application not being accepted. It will not be accepted until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form.

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The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application.

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The correct fee.

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## 10. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.

Signed – Applicant:

Or signed – Agent:

Iwan Rowlands

Date (DD/MM/YYYY):  
(date cannot be pre-application)

08/09/2025

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## 11. Applicant Contact Details

Telephone numbers:

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Email address (optional):

## 12. Agent Contact Details

Telephone numbers:

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Email address (optional):

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## 13. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

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No

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If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)*

Agent

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Applicant

☐

Other (if different from the agent/applicant's details)

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If Other has been selected, please provide:

Contact name:

Telephone number:

Email address: