Superseded

PP-14274306

Neath Port Talbot
Castell-nedd Port Talbot
County Borough Council Cyngor Bwrdeistref Sirol
Making a difference Gwahaniaeth er gwell

The Quays, Brunel Way, Baglan Energy Park, Neath SA11 2GG
Y Ceiau, Ffordd Brunel, Parc Ynni Baglan, Castell-nedd SA11 2GG

Tel Ffôn 01639 686868
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For Office Use Only

Application for Removal or Variation of a Condition following Grant of Planning Permission

Town and Country Planning Act 1990; Historic Environment (Wales) Act 2023

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

Former Briton Ferry Health Centre

Address Line 1

Hunter Street

Address Line 2

Briton Ferry

Town/city

Neath

Postcode

SA11 2SF

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

Easting (x)

274101

Northing (y)

194184

Description

Applicant Details

Name/Company

Superseded

Title

Mr

First name

Neal

Surname

Hunter

Company Name

Rhodos Properties (No21)

Address

Address line 1

Windsor House

Address line 2

Cornwall Rd

Address line 3

Town/City

Harrogate

Country

United Kingdom

Postcode

HG1 2PW

Are you an agent acting on behalf of the applicant?

- (x) Yes
- ( ) No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Superseded

Title

Miss

First name

Louise

Surname

Humar

Company Name

Amity Planning

Address

Address line 1

Suite 212

Address line 2

Creative Quarter

Address line 3

Town/City

Cardiff

Country

United Kingdom

Postcode

CF10 1AF

Contact Details

Primary number

***** REDACTED ******

Secondary number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

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Section 73 Application to vary condition 1, to allow a further four years for the commencement of development of planning permission P2019/0017 granted 04/03/2019. Permission is for the demolition of existing health centre and construction of two storey detached, 40 bed Nursing Home.

Reference number

P2023/0767

Date of decision (date must be pre-application submission)

10/08/2024

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 2: Approved Plans
Condition 6: Landscaping
Condition 7: Drainage Scheme
Condition 8: Demolition and Construction Method Statement
Condition 9: windows
Condition 10: Cycle Storage
Conditions 11 and 12: Boundary Treatment
Condition 16: PV panels

Has the development already started?

- (x) Yes
- ( ) No

If Yes, please state when the development was started (date must be pre-application submission)

01/01/2020

Has the development been completed?

- ( ) Yes
- (x) No

Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed

To facilitate the following amendments to the approved plans:

- Reduction in number of bedrooms from 40 to 24;
- Adjustments to the footprint of the building;
- Changes to the roof form and elevations/ materials.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

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To substitute previously approved plans with new plans as follows:

Condition 2- approved plans
The application seeks to replace the superseded plans with the following:
Proposed Amended Plans
SP815 - P100 Site Location Plan
SP815 - P01 Existing Site Plan
SP815 - P02 Proposed Site Plan
SP815 - P03 Proposed Ground Floor Plan
SP815 - P04 Proposed First Floor Plan
SP815 - P05 Proposed Roof Plan
SP815 - P06 Proposed Section A-A
SP815 - P07 Proposed Elevations
SP815 - P08 Proposed Elevations
SP815 - P09 Proposed Sectional Elevations
SP815 - P10 Proposed Perspective Views
SP815 - P11 Proposed Perspective Views
SP815 - P12 Proposed Perspective Views
SP815 - P13 Proposed Perspective Views

TC25326 L300 Specification v3 (270825)
TC25326 L200 Planting Plan v3 (270825)
TC25326 L100 Landscape Strategy v3 (270825)

TC25326 GI Statement

Plans to be Superseded/Omitted
Dwg. No. G2-GA-100.
Dwg. No. G2-GA-101 Rev A.
Dwg. No. G2-GA-105 Rev B.
Dwg. No. G2-GA-106.
Dwg. No. G2-GA-110 Rev A.
Dwg. No. G2-GA-111 Rev A.
Dwg. No. G2-GA-400 Rev B.
Dwg. No. G2-SE-300 Rev A.
Dwg. No. A3-A107 Rev D.
Dwg. No. A1-A103 Rev G.

Condition 6- Landscaping
The application seeks to replace the superseded plans with the following:
Proposed Amended Plans
TC25326 L300 Specification v3 (270825)
TC25326 L200 Planting Plan v3 (270825)
TC25326 L100 Landscape Strategy v3 (270825)
TC25326 GI Statement

Plans to be Superseded/Omitted
G2-GA-105-Rev B - Landscape Plan
Landscaping schedule
Landscaping specification

Condition 7- Drainage
The application seeks to replace the superseded plans with the following:
Proposed Amended Plans
Proposed Drainage Strategy Plan SKc03 (appended to Drainage Strategy Report)
Plans to be Superseded/Omitted G2-GA-400 Rev B

Condition 8- demolition and construction management statement
The application seeks to reword Condition 8 as follows:

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Proposed Amended Plans
Condition to be reworded to require submission of updated Demolition Method Statement.
Plans to be Superseded/Omitted Dwg. No. G2-GA-106

Condition 9- windows
Condition to be reworded at LPA's discretion.

Condition 10- bicycle storage
The application seeks to replace the superseded plans with the following:
Proposed Amended Plans
SP815 - P02 Proposed Site Plan
Plans to be Superseded/Omitted G2-GA-101-Rev A

Condition 12- enclosures
The application seeks to replace the superseded plans with the following:
Proposed Amended Plans
TC25326 L100 Landscape Strategy v3
Plans to be Superseded/Omitted Landscape Plan G2-GA-105

Condition 16- PV panels
The application seeks to replace the superseded plans with the following:
Proposed Amended Plans
SP815 - P05 Proposed Roof Plan
Plans to be Superseded/Omitted A1- A103 Rev G Elevations

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

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):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Superseded

Surname

***** REDACTED ******

Reference

Date (must be pre-application submission)

26/02/2025

Details of the pre-application advice received

Informal advice

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- (x) Yes
- ( ) No

Certificate of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person Role

- ( ) The Applicant
- (x) The Agent

Title

Miss

First Name

Louise

Surname

Humar

Declaration Date

29/08/2025

[x] Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

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Agricultural land declaration - you must select either A or B

- [x] (A) None of the land to which the application relates is, or is part of an agricultural holding
- [ ] (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- [ ] The Applicant
- [x] The Agent

Title

Miss

First Name

Louise

Surname

Humar

Declaration Date

29/08/2025

- [x] Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition 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.

- [x] I / We agree to the outlined declaration

Signed

Jon Wilks

Date

17/09/2025

Amendments Summary

Added details from covering letter as advised by planning officer