

**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

Head Of Property And Regeneration
NPTCBC
The Quays
Brunel Way
Baglan Energy Park
Neath
SA11 2GG

Name and address of the agent

Asbri Planning
Unit 9 Oak Tree Court
Cardiff Gate Business Park
Cardiff
CF23 8RS

DATE REGISTERED: 9 September 2025

APPLICATION NO: P2025/0641

LOCATION: Gnoll Estate Country Park, Fairyland, Neath, SA11 3BS

PROPOSAL: Non-material amendment to vary the wording of the description of development to omit 'sprinkler tank', and related amendments to the wording of conditions 2 (approved plans list) and 16 (boundary treatments) of planning permission P2023/0659 dated 21.03.2024

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.

Signed:



Ceri Morris – Head of Planning & Public Protection

Date: 7 October 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