

24/027



Llywodraeth Cymru
Welsh Government

If you would rather make this application online, you can do so on the Welsh Government website:
www.gov.wales/planningapplications

Application for removal or variation of a condition following grant of planning permission.
Town and Country Planning Act 1990.
Planning (Listed Buildings and Conservation Areas) Act 1990

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Welsh Government for the sole purpose of submitting information to the Local Planning Authority in accordance with the legislation detailed on this form and other relevant items of primary and subordinate legislation.

Please be aware that once you have downloaded this form, Planning Portal and Welsh Government will have no access to the form of the data you enter into it. Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to the Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Local Planning Authority details:



Neath Port Talbot
Castell-nedd Port Talbot
County Borough / Cyngor Bwrdeistref Ynol

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

For Office Use Only

Tel Ffôn 01639 686868
Fax Ffacs 01639 686101

Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website.

Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

If printed, please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes and help text as incorrect completion will delay the processing of your application.

1. Applicant 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:

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: House number: House suffix:

House name:

Address 1: Land At Varteg fawn

Address 2: Bryn

Town: Port Talbot

County:

Postcode (optional):

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: Northing:

Description:

4. Pre-application Advice

Has pre-application advice been sought from the local 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).

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

Officer name: Chantalle Lamnea

Reference: Email 3/7/24

Date (DD/MM/YYYY): 3/7/24
(must be pre-application submission)

Details of pre-application advice received?
573 Application to be Submitted as per NPT advice email 18/6/24

5. Description Of Your Proposal

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

Proposed road sewer, and plot layout for residential development on Land At Bryn Port talbot

Reference number: P2004/0158 Date of decision (DD/MM/YYYY): 06/4/24 (date must be pre-application submission)

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

1.	Cond (2) Phase 2 Area	6.	
2.	Cond (5) Parking Provision	7.	
3.	Cond (14) Street Lighting	8.	
4.	Cond (18) Turning tied end Road (A)	9.	
5.	Cond (19) Highway Details	10.	

Has the development already started?

☒ Yes ☐ No

If Yes, please state when the development started (DD/MM/YYYY):

11/2/2005 (date must be pre-application submission)

Has the development been completed?

☐ Yes ☒ No

If Yes, please state when the development was completed (DD/MM/YYYY):

(date must be pre-application submission)

6. Condition(s) - Removal

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

Phase 2 area road & Plot layout amended to give a practical and buildable layout for Phase 2, taking into

If you wish the existing condition to be changed, please state how you wish the condition to be varied.
Conditions varied as per submitted drawings & Plans

7. Ownership Certificates

One Certificate A, B, C, or D, must be completed with this application form

Certificate of Ownership – Certificate A

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

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 7 years left to run) of any part of the land or building to which the application relates.

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

Certificate of Ownership – Certificate B

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

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served
Mr Nick Price	The Old Stables, Broomhill Port Talbot	15/1/25
Mr Tom Barry	SA13 2US	15/1/25
	↳ 75 Newton Nottage Road, Breawel	
	CF36 5RR	
	Please also see attached Appendix (1)	

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

Certificate of Ownership – Certificate C

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

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

7. Ownership Certificates (continued)

Certificate of Ownership - Certificate D Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date DD/MM/YYYY:

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8. Agricultural Holdings

Agricultural Holding Certificate Town and Country Planning (Development Management Procedure) (Wales) Order 2012 Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

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Or signed - Agent:

--

Date (DD/MM/YYYY):

11.8.25

(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:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

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Or signed - Agent:

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Date (DD/MM/YYYY):

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9. Planning 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 being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

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

☐ The correct fee: ☐

The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):

☐ The original and 3 copies of a design and access statement, if the proposed development:

The original and 3 copies of the completed, dated Article 11 Certificate (Agricultural Holdings):

☐ - is within a World Heritage Site, and consists of the creation of one or more dwellings, or creates floor space of 100 square metres or more; or ☐

The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):

☐ - constitutes "major development" ☐

Depending on the type and scale of proposed development, your application - in order to be validated - may also need to be accompanied by the following technical documents:

- Flood Consequences Assessment
- Biodiversity and Geological Conservation Assessment
- Tree Survey
- Coal Mining Risk Assessment
- Rural Enterprise Dwelling Appraisal
- Retail Impact Assessment
- Noise Assessment
- Transport Assessment

The guidance note available on the Planning Portal website (see "Local level requirements and additional documentation") and [Welsh Government Circular 002/2012](#) will assist you in determining whether any of these assessments are necessary.

You should also note that your Local Planning Authority may have adopted 'Local Validation Requirements' for some major developments. Information on any "Local Validation Requirements" will be available on the Local Planning Authority's website.

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:

Date (DD/MM/YYYY):

11.8.25 (date cannot be pre-application)

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):

13. 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)

☐ Agent

☒ Applicant

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

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

Planning App'n P2004/0158 - Bryn-

SALE OF PLOTS AT CLOS DEWI SANT, BRYN FARTEG

MR AND MRS V PRICE / MR AND MRS T BARRY

FILE NUMBER	PLOT NO.	BUYER
84994	PLOT 19	MR P DAVIES
86080	PLOT 18	CHRISTOPHER PAUL CANTLE & LINDSEY ANNE CANTLE
87088	PLOT 25	MR. MARTIN PALLANT
87419	PLOT 20	ALAN LAVIS & RACHEL JANE LAVIS
111682	PLOT 21	KENNETH ROBERT STORER & LOUISE STORER
112741	PLOT 23	NEIL DUMMER & WENDY MOIRA DUMMER
112791	PLOT 24	CARL PRICE & CLAIRE STEPHANIE CROSS
116921	PLOT 17	MICHAEL JEFFORD & SIAN LOUISE JEFFORD
118418	PLOT 29	IAN MCKAY & VIVIENNE MCKAY
119119	PLOT 22	GARY DOYLE
120035	PLOT 26	GLEN'S DEVELOPMENTS LTD
121692	PLOT 28	ALEX REES FITZPATRICK
122003	PLOT 27	GLEN'S DEVELOPMENTS LTD

List of Land owners as at 1/8/25 to form Part of Certificate B of application



Appl. 1