

**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**

CJ Construction Wales Ltd  
The Builders Yard  
Somerset Lane  
Taibach  
Neath Port Talbot  
SA13 1UA

**Name and address of the agent**

Mr Scott Davies  
Asbri Planning Ltd.  
Unit 9  
Oak Tree Court  
Cardiff Gate Business Park  
Cardiff  
CF23 8RS

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**DATE REGISTERED:** 23 January 2026

**APPLICATION NO:** P2026/0040

**LOCATION:** Land At Heol Crwys , Cwmavon, Neath Port Talbot, SA12 9NT

**PROPOSAL:** Non-material amendment application for the removal of condition 19 (ground gas protection verification report) and amendment to the wording of condition 16 (verification report) due to a typo of planning application P2023/0369 determined 16.02.2024.

**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: 18 February 2026**

**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