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Planning Department East,
Neath Port Talbot County Borough Council,
Civic Centre,
Port Talbot,
SA13 1PJ

REF: PP-14862948

17th April 2026

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT (1990) AS AMENDED
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) ORDER (WALES)
2012**

FORMER DYFFRYN LOWER SCHOOL, TALCENNAU ROAD, PORT TALBOT, SA13 1EP

**SECTION 96A NON-MATERIAL AMENDMENT TO VARY MATERIALS ON SELECTED SIDE ELEVATIONS FROM
STONE TO BRICKWORK OF PLOTS 10 & 11, AND PLOTS 3, 4, 5 & 6 OF WALK-UP APARTMENTS B**

I write on behalf of Codi Group (formerly Linc Cymru) to submit, under section 96A of the Town and Country Planning Act 1990 (as amended), a non-material amendment application in relation to application P2022/1063, approved on 4 December 2023 as amended by P2024/0050, for the development of 43no. affordable dwellings and associated works including a new access, an internal road network, landscaping, sustainable drainage, car and cycle parking, and partial demolition of the school.

I am seeking to amend the materials on the side elevations of plots 10 and 11, and the Walk-up B Apartments (plots 3–6), from stone to brickwork. This amendment will ensure that sufficient stone is available to complete the front elevations, preserving the intended main street appearance. This NMA is supported by the following documents:

- Planning Justification (set out in this Cover Letter)
- 10429 PL01A Site Location Plan
- 10429-RL-23-EL-DR-A-3500_P01_Block_Elevations_Sheet_1-3500
- 10429-RL-23-EL-DR-A-3501_P01_Block_Elevations_Sheet_2-3501

Existing Materials

The side elevations of the selected plots were originally specified to be finished in reclaimed stone. This stone finish was chosen to provide a durable and aesthetically consistent appearance that complements the overall architectural design of the development (refer to Figures 1 & 2 overleaf).

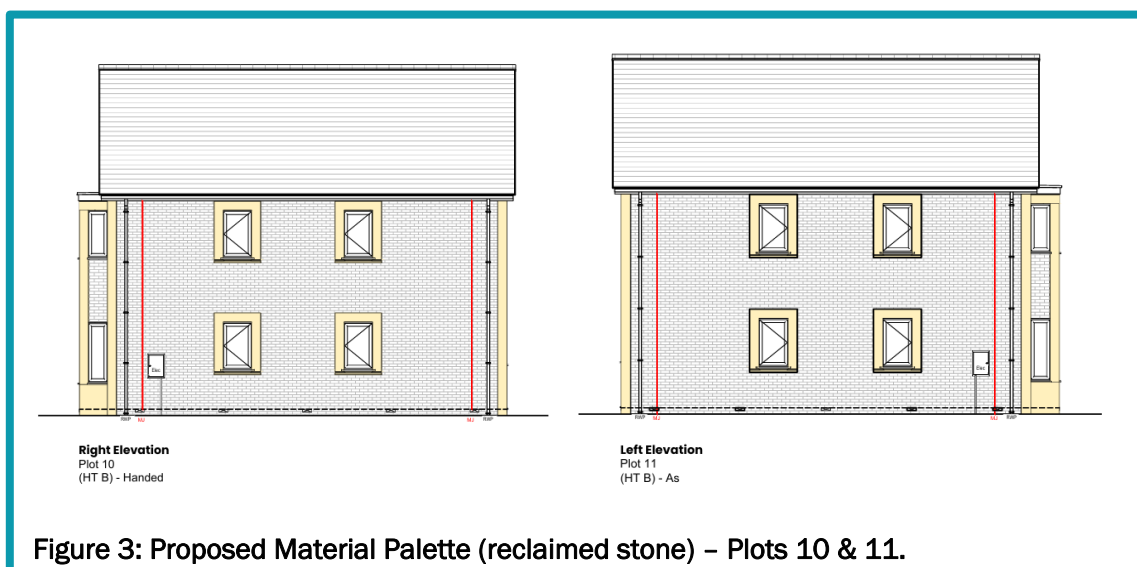
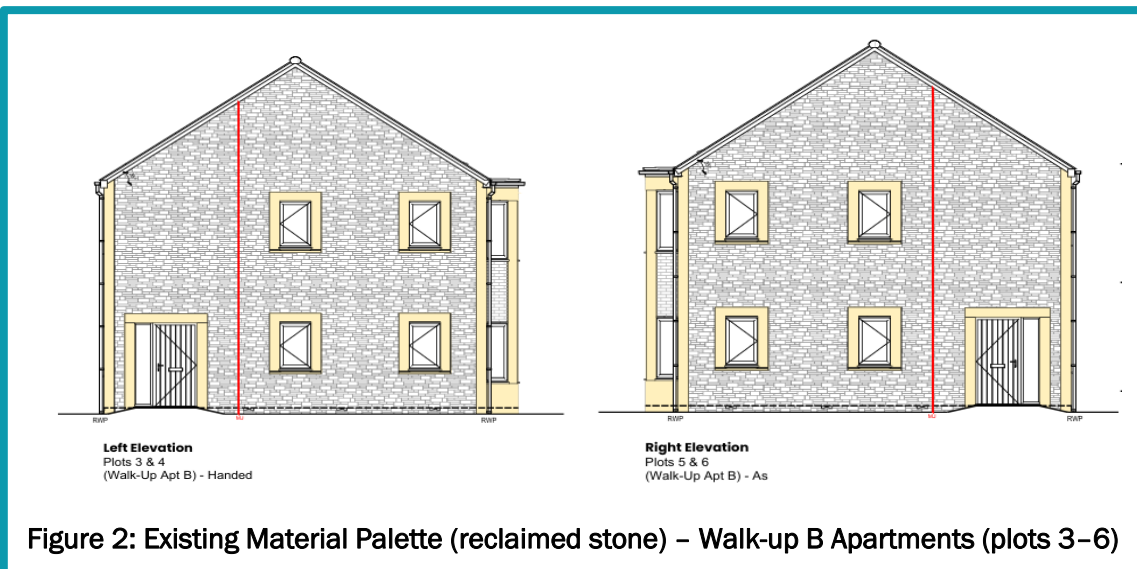
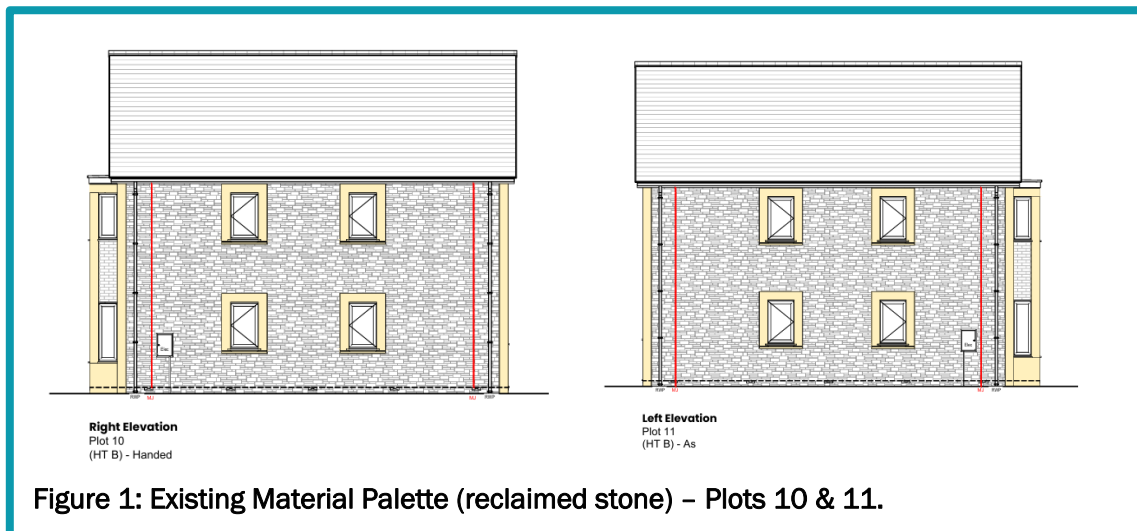
Proposed Materials

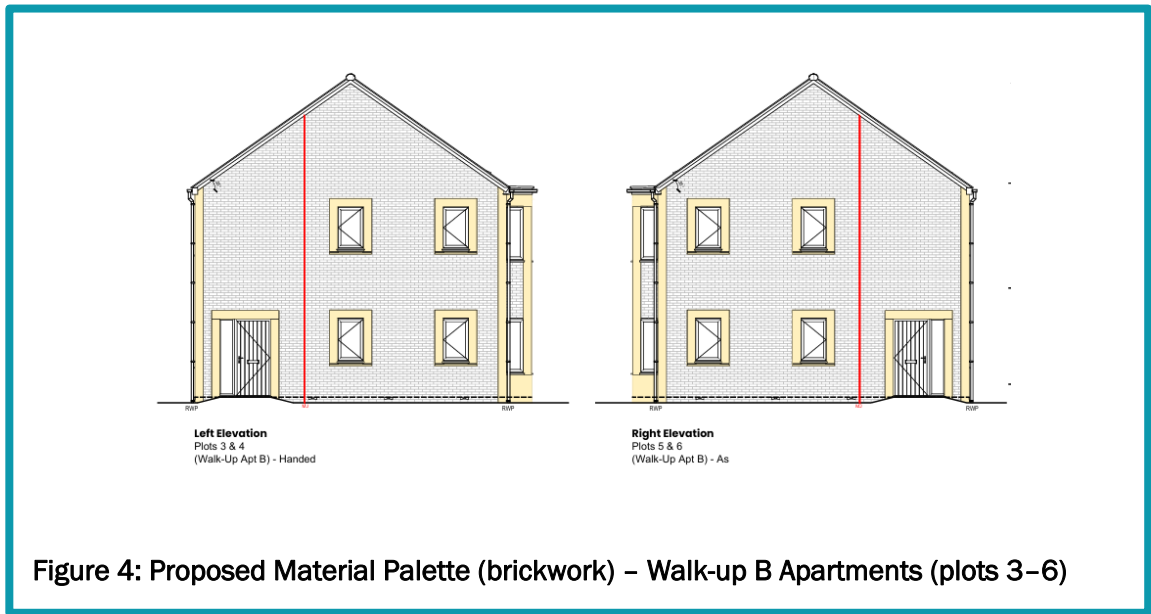
The proposed amendment involves substituting brickwork for stone on the identified side elevations. The brickwork will match that used elsewhere on the apartment blocks, ensuring a cohesive and visually consistent appearance across the development (refer to Figures 3 & 4 overleaf).

Justification for Proposed Amendments

During the construction of the development, Codi Group has been carefully tracking the amount of stone installed compared to the reclaimed stone available from the existing walls. Records indicate that approximately 38% of the reclaimed stone has been used, while only 30% of the elevations have been completed.

To ensure the deliverability of the scheme, it was considered that the most practical solution was to substitute stone for brickwork, on the side elevations of plots 10 and 11, and the Walk-up B Apartments (plots 3–6). This approach ensures sufficient stone is available to complete all front-facing elevations, allows construction to progress efficiently, and preserves the intended visual quality and design of the development.





Conclusion

In conclusion, I respectfully request approval of this non-material amendment application to substitute stone for brickwork on the side elevations of the selected plots.

I trust that the information provided is sufficient to enable you to determine this application. However, should you require any further information or clarification, please do not hesitate to contact me.

Yours faithfully,

Kathryn Williams BSc (Hons) MA MRTPI
Managing Director
KEW Planning