

**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**

Codi Group (Formerly Linc Cymru)  
The Old Post Office  
Exchange House  
High Street  
Newport  
NP20 1AA

**Name and address of the agent**

Ms Kathryn Williams  
KEW Planning  
15 St Andrew's Crescent  
Cardiff  
CF10 3BD

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**DATE REGISTERED:** 17 April 2026

**APPLICATION NO:** P2026/0246

**LOCATION:** Former Dyffryn Lower School, Talcennau Road, Port Talbot,  
Neath Port Talbot, SA13 1EP

**PROPOSAL:** Non-Material Amendment to condition 2 (approved plans) to vary materials on selected side elevations from stone to brickwork, of planning permission P2022/1063 for the Development for 43no. affordable dwellings and associated works including a new access, an internal road network, landscaping, sustainable drainage, car, cycle parking and partial demolition of school. The proposal is to amend the layout of the approved bin stores.

**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: 1 May 2026**

**Important Notes:**

**Reference No:** P2026/0246

(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