

**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**

REFUSAL TO PERMIT A NON-MATERIAL AMENDMENT

Name and address of the applicant

**Mr Llyr Morris
Castell Group
Dyffryn Court
Swansea Vale
Swansea
SA7 0AP**

DATE REGISTERED: 15 April 2026

APPLICATION NO: P2026/0242

LOCATION: Former Skewen Snooker Club, Cae Nant Terrace, Skewen,
Neath Port Talbot, SA10 6UP

PROPOSAL: Non-material amendment to alter wording of conditions in order to extend the period for the submission of details to agree conditions 4 (Noise mitigation verification), 14 (Noise mitigation verification report) and 18 (land contamination verification report) to 5 years after first occupation of the flats of planning permission P2020/0423 determined on 14/10/2020

THE 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 NOT NON-MATERIAL AND THEREBY REFUSES THE APPLICATION.

1 The supporting information submitted is inadequate and fails to satisfactorily demonstrate that the relevant pre occupation conditions could be addressed were an extension to submit the details to be allowed by the Local Planning Authority.

The matters raised relate to technical and environmental considerations that remain unresolved and require further robust evidence and assessment. As submitted, the information does not provide the Local Planning Authority with sufficient confidence that the conditions have been met or that the development is acceptable to be occupied.

It is noted that, had appropriate and comprehensive supporting information been provided, the Local Planning Authority may have been in a position to consider the proposed amendment as non material. However, given the deficiencies identified, the proposal goes beyond what can reasonably be regarded as a non material change under section 96A of the Town and Country Planning Act 1990.

The application is therefore not considered to meet the statutory test for a non material amendment and must be refused. The applicant is advised that the outstanding matters should be addressed through other means and sufficient technical evidence provided.

That the amendment sought is NOT APPROVED, since it is considered to constitute a material amendment to the existing planning permission.

Signed:

A handwritten signature in black ink, appearing to read 'Ceri Morris', written over a horizontal line.

Ceri Morris – Head of Planning & Public Protection

Date: 12 May 2026