

**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

Mr Steve Green
27 Velindre Street
Velindre
Neath Port Talbot
SA13 1BJ

Name and address of the agent

Peter Jones
116 Tyn Y Twr
Baglan
Neath Port Talbot
SA12 8YD

DATE REGISTERED: 14 March 2025

APPLICATION NO: P2025/0169

LOCATION: Ynys Park, Cwmavon Road, Cwmavon, Neath Port Talbot,
SA12 9DQ

PROPOSAL: Non-Material Amendment application to amend the wording of
condition 3 (planting scheme and landscaping management
plan) and condition 4 (lighting) of planning permission
P2024/0085 determined on 23/05/2024.

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.

Conditions:-

That the amendment sought is APPROVED as a non-material amendment.

Signed:



Ceri Morris – Head of Planning & Public Protection

Date: 3 June 2026

Reference No: P2025/0169

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