

**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

Jones Brothers (Henllan) Limited
Heol Parc Mawr
Cross Hands Business Park
Cross Hands
Llanelli
SA14 6RE

Name and address of the agent

Mr Michael Southall
Amity Planning
Creative Quarter 8A
Morgan Arcade
Cardiff
CF10 1AF

DATE REGISTERED: 13 April 2026

APPLICATION NO: P2026/0232

LOCATION: Caewern House, Dwr Y Felin Road, Caewern, Neath Port Talbot,
SA10 7RH

PROPOSAL: Non-material amendment to planning permission P2024/0301
(Approved on 11.9.2025) to amend the details approved under
condition 04 (contamination assessment), condition 05 (remediation
scheme), condition 06 (land instability), condition 07 (broadband
provision), condition 09 (road safety audit), condition 10
(refuse/recycling collection) and condition 15 (landscape
management plan) - rewording conditions to allow demolition, site
clearance, and ground investigation to take place prior to the
submission of technical details. Rewording of condition 13 (to
implement approved tree protection scheme prior to demolition and
site clearance)

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: 10 June 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