

Robert Bowen Planning and Development Ltd

Our ref:

Your ref:

Date: 01/07/2026

Mr. C Morris
Head of Planning Services
Neath Port Talbot Council
The Quays
Brunel Way
Neath
SA11 2GG

RE: 280 Margam Road, Port Talbot Neath Port Talbot, SA13 2DB

PROPOSAL: Section 73 application to vary condition 4 (Hours of operation) and 5 (Amplified Music) of planning permission P2026/0092 (Approved 02/04/2026)

Dear Sir,

Please find attached a planning application in respect of the above proposal. The submitted information is as follows.

1. Application Forms
2. Plans and documents as follows
 - 1.Location Plan
 - 2.Covering Letter

Revision to wording- Conditions 4 and 5

The applicant seeks permission to vary condition 4 and 5 of the above consent.

The consented cabanas and external seating area have provide a valuable facility for the business. However, the limited hours of use and prohibition of playing music is limiting the potential of the area to the overall detriment of the business.

PHONE

MOB PHONE

EMAIL

To that end this application seek to extend the opening hours and permit amplified music to be played up to 21:00 hrs.

Small speakers will be located within the cabanas thereby limiting noise impact.

It is acknowledge that there is a residential property on the rear boundary however, it is separated from the site by a high wall and garage. The two small side facing, first floor windows appear to be secondary, sealed bedroom windows. **Figure 1** As such the proposal, subject to the control of volume, is unlikely to have a detrimental effect on residential amenity.

Whilst the site is adjacent to existing dwelling they are directly adjacent to an existing commercial are where some additional noise and disturbance is anticipated. It is noted that the adjacent shop (Co-op) and takeaway both operate till 22:00hrs which is beyond the hours the subject of this application.

Figure 1



Conditions 4 (Hour of Operation)**Existing wording**

The use of the outdoor seating area shall not be carried out outside the hours of 8:00 am to 4:00 pm Mondays to Saturdays or 9:00 am to 4:00 pm on Sundays and Bank Holidays.

Proposed wording

The use of the outdoor seating area shall not be carried out outside the hours of 8:00 am to 9:00 pm Mondays to Saturdays or 9:00 am to 9:00 pm on Sundays and Bank Holidays.

Condition 4 (Amplified music)**Existing wording**

No amplified music shall be played within the outdoor seating area.

Proposed Wording

No amplified music shall be played within the outdoor seating area outside the hours of 8:00 am to 9:00 pm Mondays to Saturdays or 9:00 am to 9:00 pm on Sundays and Bank

Yours faithfully,

Robert Bowen.