

**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 FULL PLANNING PERMISSION

Name and address of the applicant

Zoe Skinner
Environmental Directorate - NPTCBC
The Quays
Brunel Way
Baglan Energy Park
Neath Port Talbot
SA11 2GG

Name and address of the agent

Miss Georgia McColm
Asbri Planning Ltd.
Unit 9
Oak Tree Court
Cardiff Gate Business Park
Cardiff
CF23 8RS

DATE REGISTERED: 4 June 2026

APPLICATION NO: P2026/0317

LOCATION: Ysgol Gynradd Gymraeg Tregeles , St Johns Terrace, Neath Abbey, Neath, SA10 7ND

PROPOSAL: Demolition of existing rear school building, sections of walls, car port and other structures and development of new teaching block, revised vehicular access, car parking, landscaping, air source heat pump, air handling unit, sprinkler tank, pump house, cycle store, bin store, external lighting, retaining walls, boundary treatments, hard surfaces, canopies, drainage improvement works to enhance existing playing field and associated works (Amended / additional Construction Environment Management Plan, external works details, Drainage Technical Note and Flood Consequences Assessment received 20.07.26)

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL as the Local Planning Authority in pursuance of its power under the above-mentioned Act and Order hereby **GRANTS PLANNING PERMISSION** for the development as described above to be carried out in accordance with the application and the plans submitted therewith, subject to compliance with the following conditions:

This is decision notice REV1 dated 01.10.2026

Conditions: -

Time Limit Conditions

- 1 The development shall begin no later than five years from the date of this decision.

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

List of Approved Plans

- 2 The development shall be carried out in accordance with the following approved plans and documents:

CC2970-CAM-XX-XX-DR-C-0700-P02-Phase 1 Garden Classroom Drainage GA
CC2970-CAM-XX-XX-DR-C-0501-P02-Surface Water Drainage Layout - Field
CC2970-CAM-XX-XX-DR-C-0701-P02-Phase 2 Demolition Drainage GA
CC2970-CAM-XX-XX-DR-C-0500-P06-Proposed Drainage Layout
CC2970-CAM-XX-XX-DR-C-0702-P03-Phase 3 Main Works Drainage GA
CC2970-CAM-XX-XX-DR-C-1100-P03-External Works General Arrangement-A1L
CC2970-CAM-XX-XX-DR-C-1190-P02-External Works Construction Details
CC2970-CAM-ZZ-XX-TN-C-0001_S2-P02 Drainage Strategy Tech Note
HSEP07 Form-2_CEMP YGG Treges.doc Revision B 170726.do.doc
HIGHLIGHTED
YGGT-ASL-ZZ-ZZ-DR-A-00120-Proposed Elevations - General Arrangement
HSEP07 Form-2_CEMP YGG Treges.doc Revision B 170726.do
CC2970-CAM-ZZ-XX-RP-C-0002-S2-P02-FCA Report
YGGT-ASL-XX-XX-D-L-00903-P03 Soft Landscape
YGGT-ASL-XX-XX-T-L-00102-P02 Long Term Management Plan
YGGT-ASL-XX-XX-T-L-00104-P02 Outline Specification
Site Investigation Report Rev A (including ground gas) Ref: 14560/AG/26/SI/RevA
Desk Study Report 14560/LP/26/DS
Written Scheme of Investigation for Archaeological Monitoring and Recording April 2026 Rev 1
Outline specification materials - FHR-ASL-XX-XX-RP-A-000 (April 2026)
Noise Impact Assessment 7857/NIA/1
Mechanical and Electric Engineering Systems (YGGT-CSG-XX-XX-RP-ME-70001)
Long term management plan April 2026 YGGT-ASL-XX-XX-T-L-00102 Rev: P01
Level 2 Building Recording (March 2026) report: 2463
Design Statement - dated April 2026
Bat Survey report dated Oct 2025
Asbestos Demolition Survey Report Dated 1st April 2026
YGGT-ASL-XX-XX-D-L-00902-P03 Hard Landscape
YGGT-ASL-XX-XX-D-L-00901-P06 General Arrangement
-Arboricultural Report dated 30th April 2026 Project Reference -
ArbTS_2385.6_Ysgol Gynradd Gymraeg Treges
-Arboricultural Report dated 30th April 2026
Project Reference - ArbTS_2385.3_Ysgol Gynradd Gymraeg Treges
KW4968-02-UG Underground Survey
KW4968-01 Topographical Survey
Green Infrastructure Statement P01
Flood Consequences Assessment - CC2970-CAM-XX-XX-RP-C-0002 Rev P01
7857/ENS1_Rev1 BB93 Environmental Noise Survey
Drainage Strategy Technical Note - CC2970-CAM-ZZ-XX-TN-C-0001 Rev P01

YGGT-ASL-XX-XX-T-L-00105-P01 NBS Landscape Specification
 YGGT-ASL-XX-XX-D-L-00905-P01 Detailed Planting Plan
 YGGT-ASL-XX-XX-D-L-00904-P03 Boundary Treatment
 YGGT-ASL-XX-XX-D-L-00504-P01 Soft Landscape Details
 YGGT-ASL-XX-XX-D-L-00503-P02 Sprinkler and Hydrant Tank Fencing Detail
 YGGT-ASL-XX-XX-D-L-00502-P01 Cycle Shelter Detail
 YGGT-ASL-XX-XX-D-L-00501-P02 Refuse Store Fencing Detail
 CC2970-CAM-XX-ZZ-D-S-4101_P01_RETAINING WALL ARRANGEMENT
 CC2970-CAM-XX-XX-DR-C-0702-P01-Phase 3 Main Works - Drainage GA
 CC2970-CAM-XX-XX-DR-C-0650-P02-Site Sections
 CC2970-CAM-XX-XX-DR-C-0620-P02-Cut Fill Analysis Existing to Proposed
 CC2970-CAM-XX-XX-DR-C-0610-P04-Proposed Levels & Contours Plan
 CC2970-CAM-XX-XX-DR-C-0522-P01-Drainage Details Sheet 3
 CC2970-CAM-XX-XX-DR-C-0521-P01-Drainage Details Sheet 2
 CC2970-CAM-XX-XX-DR-C-0520-P02-Drainage Details Sheet 1
 CC2970-CAM-XX-XX-DR-C-0500-P04-Proposed Drainage Layout
 CC2970-CAM-XX-XX-DR-C-0112-P01-Vehicle Tracking Option 3
 CC2970-CAM-52-XX-DR-C-0030-P01-Existing Drainage Condition - CCTV Survey
 B261895 - YGG Treges Q37 Biosolar
 B261895 - YGG Treges J41 Waterproofing Specification
 Proposed Electrical Services External Lighting Lux Levels
 YGGT-ASL-00-00-DR-A-15100-Post Demolition Contingency Plan
 Proposed MEP Services Combined ExternalYGGT-CSG-XX-00-DR-ME-70001
 YGGT-ASL-ZZ-ZZ-DR-A-00902-Proposed Site Plan - New School Block
 YGGT-ASL-ZZ-ZZ-DR-A-00121-Existing and Proposed Elevations to Main School Building
 YGGT-ASL-ZZ-ZZ-DR-A-00120-Proposed Elevations - General Arrangement
 YGGT-ASL-ZZ-01-DR-A-00101-Proposed Roof Plan
 YGGT-ASL-00-ZZ-DR-A-00121-Existing Elevations
 YGGT-ASL-00-ZZ-DR-A-00021-Existing Elevations
 YGGT-ASL-00-00-DR-A-15100-Demolition Site Plan
 YGGT-ASL-00-00-DR-A-00130-Proposed Sections - General Arrangement
 YGGT-ASL-00-00-DR-A-00100-Proposed Ground Floor Plan
 YGGT-ASL-00-00-DR-A-00010-Existing Ground Floor Plan
 YGGT-ASL-00-00-DR-A-00001-Site Location Plan (1)

Reason:

In the interests of clarity.

Action Conditions

- 3 The development shall be carried out in accordance with the programme of archaeological work outlined in the approved document "Written Scheme of Investigation for Archaeological Monitoring and Recording at Ysgol Gynradd Gymraeg Treges, Neath Port Talbot" (Archaeology Wales Report no. 3279, dated April 2026).

Reason:

In order to mitigate the impact of the works on the archaeological resource and to ensure that the development complies with Policy BE1 of The Neath Port Talbot Development Plan.

- 4 Notwithstanding the submitted details, prior to the construction of any new retaining walls or alteration to existing retaining walls 1.5m or higher, a scheme for their construction shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include, but not be limited to their design, appearance, materials, levels, dimensions, means of drainage and full structural calculations. The approved retaining walls shall be fully implemented on site prior to the first beneficial occupation of the approved school building and retained as such thereafter.

Reason

In the interest of visual amenity, residential amenity of the neighbouring properties and land stability, and to ensure compliance with Policy EN8 (Pollution and Land Stability) and BE1 of the Neath Port Talbot Local Development Plan.

- 5 Prior to the occupation of the school building hereby approved and notwithstanding the submitted information, a scheme indicating the positions, height, design, materials and type of boundary treatment to be erected to all boundaries shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed, as approved, prior the first beneficial use is of the approved building and retained as such thereafter.

Reason:

In the interest of visual amenity and to ensure compliance with Policy BE1 of the Neath Port Talbot Local Development Plan.

- 6 Notwithstanding the submitted information, no development shall commence, with exception of any works of demolition and site clearance, until an updated Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- the erection and maintenance of security hoarding including decorative displays and
- facilities for public viewing, where appropriate;
- wheel washing facilities;
- How emergency vehicle access will be maintained at all times
- a scheme for recycling/disposing of waste resulting from demolition and construction works.
- Traffic Management
- vehicle routing, site access arrangements, delivery management procedures and measures to ensure physical segregation between construction activities and the operational school environment
- swept path analysis for the largest anticipated vehicles and details of vehicle manoeuvring arrangements within the site,

Reason:

In the interest of highway and pedestrian safety, the environment, and the amenity of residents, and to ensure accordance with Policies BE1 and TR2 of the adopted Neath Port Talbot Local Development Plan.

The above condition was agreed by discharge of condition reference P2026/0566 on 01.10.26

- 7 Notwithstanding the details submitted, prior to the commencement of work on site, excluding demolition and site clearance, a scheme to assess the nature and extent of any contamination on the site, and confirmation of whether or not it originates on the site shall be submitted to and agreed in writing with the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons in accordance with the following document: - Land Contamination: A Guide for Developers (WLGA, WAG & EAW, July 2006) and shall be submitted as a written report which shall include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- o human health,
- o ground waters and surface waters
- o adjoining land,
- o property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- o ecological systems,
- o archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred remedial option(s).

Reason:

To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan.

- 8 Prior to the commencement of work on site, with exception of demolition and site clearance, a remediation scheme to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, buildings, other property and the natural and historical environment shall be prepared and submitted to and agreed in writing with the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives, remediation criteria and site management procedures. The measures proposed within the remediation scheme shall be implemented in accordance with an agreed programme of works.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan.

- 9 The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in accordance with those details set out on approved drawing number YGGT-ASL-ZZ-ZZ-DR-A-00120-Proposed Elevations - General Arrangement Rev PO6

Reason:

In the interest of the visual amenity of the area and to ensure the development complies with Policy BE1 of the Neath Port Talbot Local Development Plan.

- 10 The development shall be carried out in accordance with the dust suppression and dust management measures contained within the Construction Environmental Management Plan reference: HSEP07 Form-2_CEMP YGG Treges.doc Revision B 170726.do.doc. The approved measures shall be implemented in full prior to the commencement of the relevant construction and demolition activities and shall be maintained for the duration of the construction and demolition phases.

Reason:

To protect the amenities of neighbouring occupiers and the environment from adverse impacts arising from dust generated during construction, in the interests of amenity and public health and in order to ensure the development complies with policy BE1 and EN8 of the Neath Port Talbot Development Plan

- 11 Prior to the occupation of the approved development, the proposed cycle and bin stores shall be completed in accordance with approved drawings 'YGGT-ASL-XX-XX-D-L-00502-P01 Cycle Shelter Detail' and 'YGGT-ASL-XX-XX-D-L-00501-P02 Refuse Store Fencing Detail' and retained as such thereafter.

Reason:

In the interest of visual amenity and to ensure compliance with Policy BE1 of the Neath Port Talbot Local Development Plan.

- 12 Prior to beneficial use of the proposed development commencing, a verification report which demonstrates the effectiveness of the agreed remediation works carried out in accordance with condition 6 shall be submitted to and agreed in writing with the Local Planning Authority.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 13 In the event that contamination is found at any time when carrying out the approved development that was not previously identified, work on site shall cease immediately and shall be reported in writing to the Local Planning Authority. A Desk Study, Site Investigation, Risk Assessment and where necessary a Remediation Strategy must be undertaken in accordance with the following document: - Land Contamination: A Guide for Developers (WLGA, WAG & EAW, July 2006). This document shall be submitted to and agreed in writing with the Local Planning Authority. Prior to occupation of the development, a verification report which demonstrates the effectiveness of the agreed remediation, shall be submitted to and agreed in writing with the Local Planning Authority.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors

and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan.

- 14 Prior to the first occupation of the development, a Flood Emergency Evacuation Plan (FEEP) shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include:
- a) details of flood warning and monitoring procedures;
 - b) the identification of safe evacuation routes from the site to areas outside the flood risk area;
 - c) trigger levels and actions for evacuation, including arrangements in response to Flood Alerts and Flood Warnings issued by Natural Resources Wales;
 - d) details of the means by which occupants will be informed of potential flood events and evacuation procedures;
 - e) arrangements for the evacuation and assistance of vulnerable occupants and visitors;
 - g) management responsibilities for implementing, maintaining and reviewing the Plan; and
 - h) arrangements for periodic review and updating of the Plan.

The development shall thereafter be occupied and managed in accordance with the approved Flood Emergency Evacuation Plan for the lifetime of the development.

Reason:

To ensure the safety of occupants during flood events and to minimise the risk to life from flooding, in accordance with the requirements of Technical Advice Note 15: Development, Flooding and Coastal Erosion and Policy SP1 of the Neath Port Talbot Local Development Plan

- 15 Prior to first use of the approved development, a post construction Delivery Management Plan (DMP) shall be submitted to and approved in writing by the Local Planning Authority. The DMP shall include details of how deliveries, collections, or dispatches will be managed, together with the personnel responsible for opening and securing access gates, arrangements for refuse collection, and measures for managing school related traffic to ensure it does not conflict with pupil pick-up and drop-off periods. The approved DMP shall be complied with throughout the lifetime of the approved development.

Reason:

In the interests of highway safety and to ensure the safe and efficient operation of the site, by minimising congestion and potential conflicts between delivery vehicles, refuse collection vehicles and those accessing the development during peak periods and in order to ensure compliance with Policy T2 of the Neath Port Talbot Local Development Plan.

- 16 The car parking spaces as shown on the approved plans drawing number: YGGT-ASL-XX-XX-D-L-00901-P06 General Arrangement shall be provided prior to the first beneficial use of the development hereby permitted commencing and shall thereafter be used solely for the benefit of the school of which it forms part and its visitors and for no other purpose and permanently retained as such.

Reason:

In the interest of highway safety and to ensure the development complies with Policy TR2 of the Neath Port Talbot Local Development Plan.

- 17 The development shall be carried out in full accordance with the Arboricultural Report, Arboricultural Method Statement, Tree Protection Plan, Landscape Strategy, Planting Plans, Landscape Specification and all associated approved arboricultural and landscape drawings and recommendations. All tree protection fencing and exclusion zones shall be erected prior to the commencement of development and retained for the duration of construction works. No excavation, level changes, storage of materials, vehicle movements or other construction activities shall take place within protected areas except where expressly provided for within the approved documentation. Any works undertaken within or adjacent to retained Root Protection Areas shall be carried out strictly in accordance with the approved arboricultural documentation and the recommendations of the project arboriculturist.

Reason:

To ensure all existing trees are protected throughout the construction of the development, in the interest of visual amenity, and to ensure the development complies with Policies SP15 and BE1 of the Neath Port Talbot Local Development Plan.

- 18 Prior to use of any of the approved machinery, plant or equipment, including the air source heat pump they shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such for the lifetime of the development hereby approved.

Reason:

In the interests of local amenity, and to ensure compliance with Policies SP16, EN8 and BE1 of the Neath Port Talbot Local Development Plan.

- 19 The approved lighting scheme shall be implemented in full before the lighting is first brought into use and shall thereafter be retained and maintained in accordance with the approved details. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or any Order revoking and re-enacting that Order, with or without modification, no additional external lighting shall be installed or operated at the site other than that approved in writing by the Local Planning Authority.

Reason:

In the interests of visual amenity, to prevent unnecessary light pollution and impacts on the surrounding area, and to ensure compliance with Policies BE1 and SP16 of the Neath Port Talbot Local Development Plan.

- 20 The development shall be undertaken in accordance with the recommendations of the approved Landscaping Long Term Management Plan (Drawing Number: YGGT-ASL-XX-XX-T-L-00102-P02, Rev P02) , Soft Landscaping plan: (Drawing number: YGGT-ASL-XX-XX-D-L-00903-P03 (Rev P03)) and green infrastructure statement (ref YGGT-ASL-XX-XX-T-L-00103 Rev 5). All approved works shall be implemented prior to first use of the development and retained as such thereafter.

Reason:

In the interests of biodiversity and to provide Ecological Enhancement Measures on site in accordance with Policy 9 of Future Wales and so as to accord with Policy SP15 of the adopted Neath Port Talbot Local Development Plan.

- 21 Prior to first use of the development hereby approved, a scheme to enable the provision of gigabit capable broadband infrastructure from the site boundary to the buildings hereby permitted shall have been submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason

To support the roll-out of digital communications infrastructure across Wales in accordance with Policy 13 of Future Wales

- 22 Prior to the first occupation of the school building hereby approved, the drainage improvement works to the existing playing field, as shown on the approved plans and/or detailed within the approved drainage scheme, shall be fully completed and brought into operation. The drainage improvements shall thereafter be retained and maintained for the lifetime of the development.

Reason:

To ensure that the loss of part of the playing field to the school building does not adversely affect the usability, quality, drainage performance and sporting function of the remaining playing field, in the interests of safeguarding sports provision and to ensure compliance with policy SP10 and OS2 of the Neath Port Talbot Local Development Plan

Regulatory Conditions

- 23 The noise emitted from the proposed installation located at the site shall not exceed the existing background level at any noise sensitive premises when measured and corrected in accordance with BS4142:2014 +A1:2019 "Methods for rating and assessing industrial and commercial sound," with machinery operating at maximum capacity.

Reason:

To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise from plant/mechanical installations/ equipment and to ensure compliance with Policies SP16, EN8 and BE1 of the Neath Port Talbot Local Development Plan.

- 24 Demolition or construction works shall not take place outside of the following hours:

- (i) Non-Piling (including land raising and demolition): 08.00 and 18.00 Monday to Friday and 08.00 and 13.00 on Saturdays.
(ii) Piling: 08.00 and 17.00 Mondays to Fridays and not on Saturdays, Sundays or Bank Holidays.

Reason:

In the interest of residential amenity and to ensure the development complies with Policy BE1 and EN8 of the Neath Port Talbot Local Development Plan.

- 25 No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network including any increase in the roof area of the building /or impermeable surfaces within the curtilage.

Reason:

To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment, and to ensure the development complies with Policy SP16 and BE1 of the Neath Port Talbot Local Development Plan.

- 26 No construction or demolition deliveries, collections, or dispatches associated with the development shall take place during school drop-off and pick-up periods on term-time school days between the hours of 07:45 and 09:00 and 14:45 and 16:00, Monday to Friday

Reason

To prevent delivery vehicles from arriving during school drop-off and pick-up periods to minimise conflict between construction traffic and pedestrians, cyclists and vehicles, in the interests of highway safety and the free flow of traffic, and to ensure compliance with Policy TR2 of the Neath Port Talbot Local Development Plan.

Informatives:

1 Natural Resources Wales note to developer: We have reviewed the following reports which have been submitted in support of the application: 'Desk Study Report', by Intégral Géotechnique (Wales) Limited, ref. 14560/LP/26/DS dated February 2026 'Site Investigation Report', Intégral Géotechnique (Wales) Limited, Ref.14560/AG/26/SI, dated April 2026. Based on the information provided, we consider the site to be low sensitivity with respect of controlled waters, therefore we will not be providing detailed site-specific advice or comments with regards to land contamination issues for this site. It is recommended that the requirements of Planning Policy Wales and the Land Contamination Risk Management (LCRM) guidance should be followed. Neath Port Talbot County Borough Council The Quays Briton Ferry SA11 2GG2 of 3 These comments are based on our assumption that gross contamination is not present at this location. If, during development, gross contamination is found to be present at the site your authority may wish to re-consult us

2 Natural Resources Wales note to developer: We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our website for further details.

3 Natural Resources Wales note to developer: The treatment and disposal of contaminated soils and groundwater is regulated by waste legislation and requires an environmental permit. Excavated materials that are recovered via a treatment operation can be re-used on-site under the CL:AIRE Definition of Waste: Development Industry Code of Practice. This voluntary Code of Practice provides a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste. Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, NRW should be contacted for advice at an early stage to avoid any delays.

4 DRAINAGE OBSERVATIONS FOR DEVELOPER-It is noted that a SAB Full Application has been submitted for the proposed development (S2026/0014). Should any springs or ground water seepage be encountered the on site works in that area shall cease until a scheme for collection and disposal of the water has been submitted. No ground water shall ever be discharged into the proposed drainage scheme.5. Adequate provision shall be made for the drainage of the site, to ensure that the drainage of any adjoining land is not interrupted or otherwise adversely effected by the development during the life time of construction. NOTES TO APPLICANT SAB Please note that from 7th January 2019, all new developments of more than 1 house, or where a construction area is of 100m² or more, plus if the SAB authority believe that any redevelopment of land has significant surface water drainage implications. This will require sustainable drainage - built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers - to manage on-site surface water. More information is available in Schedule 3 of the Flood & Water Management Act 2010. These systems must be approved by the Council's Highway Development Control service acting in its SuDS Approving Body (SAB) role before construction work begins. In this respect it is essential that a developer of any such project gain SAB approval of its surface water drainage alongside any relevant planning permission. You will not be allowed to start construction until both permissions have been approved. If you have not done so already, and your development would not fall into any of the relevant exceptions, you are therefore strongly encouraged to request further advice from the SAB. Involving the SAB Officers in pre-application discussions will allow for SuDS drainage matters (to ensure suitability of proposed SuDs design in line with national standards and adequate site layout) to be considered alongside the assessment of planning merits. There is an additional charge for this service. This can be as part of any agreed further pre-application submissions with the Planning Authority (recommended) or independently/ direct with the SAB. You are advised, however, that failing to engage in joint pre-application discussions has the potential to lead to delays and, most notably, the potential need to obtain further planning permission should any agreed SuDS design not be compliant with any relevant planning permission. Further details are available at www.npt.gov.uk/sab .

ORDINARY WATERCOURSE CONSENT Prior to commencement of any works within a watercourse, hereby approved permanent and temporary under Section 23 of the Land Drainage Act 1991 must be obtained from the Authority. You are therefore advised to contact the Development Management Senior Engineer, Mrs Delyth Thomas at The Quays, Brunel Way, Baglan Energy Park, Neath, SA11 2GG (Tel.No.01639 686404 e-mail.d.a.thomas@npt.gov.uk Please note such consents can take up to 8 weeks to be processed after registration and early application is advised. Notwithstanding the necessary consent required under section 23 of the Land Drainage Act 1991. The applicant must note that any culverts/ditches/open watercourses that conveys water through their land are to remain free from obstruction at all times. All tributary

watercourses (culverted or not) located within the applicant's land would be riparian responsibilities whereby the responsibility to sustain the flow of watercourse would remain with the land owner and subsequently passed on to the respective landowners thereafter should the land be sold. For further information on riparian responsibilities please contact Mrs Delyth Thomas, Team Manager (West) -(Tel: 01639 686404 or email d.a.thomas@npt.gov.uk), alternatively you could access the riparian booklet online using the following web-link <https://www.npt.gov.uk/2867>

5 Fire service notes to developer: The site plan(s) of the above proposal has been examined, and the Fire and Rescue Authority would wish the following comments to be brought to the attention of the planning committee/applicant. It is important that these matters are dealt with early on in any proposed development. The Fire Authority has no comment to make on access for fire appliances or water supplies. The developer should consider the need to provide adequate water supplies and vehicle access for firefighting purposes on the site and general guidance on this matter is given in the attached Appendix and the following links:<https://www.water.org.uk/national-guidance-document-provision-water-firefighting> Furthermore, the applicant should be advised to contact the appropriate Authority responsible for ensuring safety and compliance for these types of developments i.e., Health & Safety Executive / Local Authority Building Control.

6 Welsh Water notes to developer: In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements. Cymru Welsh Water is not responsible for fire protection or for providing suitable fire flows. Providing fire flows and fire protection are the responsibility of the appropriate regional Fire Services. We refer you to the 3rd Edition of the National Guidance Document on the Provision of Water for Fire Fighting published by the Local Government Association and Water UK. Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation. If you have any queries, please contact on 0800 917 2652 or via email at developer.services@dwrcymru.com

7 Structural notes to developer: GSI report is included, the designer is to ensure the substructure is to take into account geotechnical and geo-environmental advice including any suspected ground contamination. The sub and superstructure structural design calculations are to be submitted to building control. Advisory: Control of groundwater will need to be addressed by the contractor and maybe commented on by the SAB team. Env health may request a full DEMP plan for the demolition.

8 Network Rail have no principle objections to the works however due to the proximity to NR land we would expect the works to be undertaken following engagement with Asset Protection to determine the interface with Network Rail assets, buried or otherwise and by entering into a Basic Asset Protection Agreement, if required. Initially the outside party should contact assetprotectionwales@networkrail.co.uk FENCING If not already in place, the developer/applicant must provide at their expense a suitable trespass proof fence (of at least 1.8m in height) adjacent to Network Rail's boundary and make provision for its future maintenance and renewal without encroachment upon Network Rail land. As Network Rail is a publicly funded organisation with a regulated remit it would not be reasonable to require Network Rail to fund boundary works, fencing and boundary

enhancements necessitated by third party commercial development. Network Rail's existing fencing / wall must not be removed or damaged and at no point either during construction or after works are completed on site should the foundations of the fencing or wall or any embankment therein be damaged, undermined or compromised in any way. Any vegetation on Network Rail land and within Network Rail's boundary must also not be disturbed. Network Rail's Asset Protection Engineer will need to review the fencing to ensure that no works to the foundations undermine or destabilise Network Rail land or encroach onto Network Rail land. DRAINAGE Soakaways / attenuation ponds / septic tanks etc, as a means of storm/surface water disposal must not be constructed near/within 5 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property/infrastructure. Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains. Network Rail's drainage system(s) are not to be compromised by any work(s). Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property / infrastructure. Ground levels - if altered, to be such that water flows away from the railway. Drainage does not show up on Buried service checks. GROUND LEVELS The developers should be made aware that Network Rail needs to be consulted on any alterations to ground levels. No excavations should be carried out near railway embankments, retaining walls or bridges. FOUNDATIONS Network Rail offers no right of support to the development. Where foundation works penetrate Network Rail's support zone or ground displacement techniques are used the works will require specific approval and careful monitoring by Network Rail. There should be no additional loading placed on the cutting and no deep continuous excavations parallel to the boundary without prior approval. GROUND DISTURBANCE The works involve disturbing the ground on or adjacent to Network Rail's land it is likely/possible that the Network Rail and the utility companies have buried services in the area in which there is a need to excavate. Network Rail's ground disturbance regulations apply. The developer should seek specific advice from Network Rail on any significant raising or lowering of the levels of the site. SITE LAYOUT The applicant must ensure that the construction and subsequent maintenance can be carried out to the proposed development (including any boundary treatment) without affecting the safety of or encroaching onto Network Rail land and airspace. Network Rail therefore requires a minimum 2 metres gap between the proposal and our boundary fencing for the following reasons:

- To allow for all construction works on site and any future maintenance to be carried out wholly within the applicant's own land ownership and without encroachment onto Network Rail land and airspace.
- To ensure that should the proposal fail or collapse that it will do so without damaging Network Rail's boundary treatment or causing damage to the railway (e.g. any embankments, cuttings, any lineside equipment, signals, overhead lines) and to prevent the materials from the development falling into the path of trains.
- To ensure that the proposal (including any boundary treatments) cannot be scaled and thus used as a means of accessing Network Rail land without authorisation.
- To ensure that Network Rail can maintain and renew its boundary treatment, fencing, walls etc
- To ensure that the applicant does not construct their proposal so that any foundations (for walls, buildings etc) do not end up encroaching onto Network Rail land. Any foundations that encroach onto Network Rail land could undermine, destabilise or other impact upon the operational railway land, including embankments, cuttings etc. Where trees exist on Network Rail land the design of foundations close

to the boundary must take into account the effects of root penetration in accordance with the Building Research Establishment's guidelines.

EXCAVATIONS/EARTHWORKS All excavations / earthworks carried out in the vicinity of Network Rail's property / structures must be designed and executed such that no interference with the integrity of that property / structure can occur. If temporary compounds are to be located adjacent to the operational railway, these should be included in a method statement for approval by Network Rail Asset Protection.

DEMOLITION The demolition works on site must be carried out so that they do not endanger the safe operation of the railway, or the stability of the adjoining Network Rail structures and land. The demolition of the existing building, due to its close proximity to the Network Rail boundary, must be carried out in accordance with an agreed method statement. Approval of the method statement must be obtained from the Network Rail Asset Protection Engineer before the development and any demolition works on site can commence.

ENVIRONMENTAL ISSUES The design and siting of buildings should take into account the possible effects of noise and vibration and the generation of airborne dust resulting from the operation of the railway.

9 The archaeological work must be undertaken to the appropriate Standard and Guidance set by Chartered Institute for Archaeologists (CIfA), (www.archaeologists.net/codes/ifa) and it is recommended that it is carried out either by a CIfA Registered Organisation (www.archaeologists.net/ro) or an accredited Member

10 Light into neighbouring residential windows generated from external lighting shall not exceed 5 Ev (lux) (vertical illuminance in lux). External lighting must be aligned to ensure that the upper limit of the main beam does not exceed 70 degrees from its downward vertical. The external lighting shall be designed and operated to have full horizontal cut-off and such that the Upward Waste Light Ratio does not exceed 2.5%. The submitted scheme shall include an isolux diagram showing the predicted illuminance in the vertical plane (in lux) at critical locations on the boundary of the site and at adjacent properties.

REASON FOR DECISION

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises Future Wales - the National Plan 2040 and the Neath Port Talbot Local Development Plan (2011-2026) adopted January 2016. It is considered that the proposal represents an appropriate form of development that would have no unacceptable impact on visual impacts, impact upon neighbouring properties, Highways and pedestrian safety, biodiversity, contaminated land, flooding and drainage. Accordingly, the proposed development is in accordance with Policies SP3, SP10, OS2, SC1, BE1, TR2, EN6, EN7 and EN8 of the Neath Port Talbot Local Development Plan.

It is further considered that the decision complies with Policy 2 (Strategic Placemaking), 9 (Resilient Ecological Networks and Green Infrastructure), 12 (Regional Connectivity) and 13 (Supporting Digital Communications) of Future Wales - the National Plan 2040, and the

Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

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: 10 August 2026

IMPORTANT:

(1) Please note that for all decisions issued after 16th March 2016 for outline or full planning permission, a revised decision notice will be issued whenever a subsequent consent is given, for example providing details of any Reserved Matters approvals (outline applications only) and/or approval of conditions (including on Reserved Matters). This will ensure that the current status of the conditions applied to a consent is clear. Accordingly you are advised to visit www.npt.gov.uk/planning to view the application documentation to see if this is the current version, or whether it has been superseded by a more up-to-date revision of this Decision Notice. For Reserved Matters approvals the revised Decision Notice will only be shown under the Outline approval.

(2) Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

(3) In addition, any conditions that the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition). Please note that any works carried out without compliance with the conditions attached to this approval will be entirely at the risk of the persons involved and may result in formal action being taken by the Local Planning Authority.

(4) The developer should have regard to Sections 4, 7, 8 and 8A of the Chronically Sick and Disabled Persons Act 1970 and to the British Standards Institution's Code of Practice for "Design of buildings and their approaches to meet the needs of disabled people" (BS 8300:2009+A1:2010).

(5) From 1st October 2012 it has been an offence to install a public sewer or lateral drain without having an adoption agreement in place. From the 1st October 2012 the vast majority of all existing private sewers and lateral drains which link with the public sewer network were transferred to Welsh Water. For further details on how this will affect your development please contact: Welsh Water Developer Services, PO Box 3146, Cardiff, CF30 0EH. Telephone No. 0800 9172652 or email: developer.services@dwrcymru.com.

(6) Welsh Water Dwr Cymru advise that the planning permission hereby granted does not extend any rights to carry out any works to the public sewerage or water supply systems without first having obtained the necessary permissions required by the Water Industry Act 1991.

Please note, in accordance with Construction and Design Management (CDM) Regulations, it is the applicant's responsibility to ensure that any proposed works within their curtilage do not conflict with any underground services and is recommended they review their land registry title deeds for any legal covenants. For Sewers or Watermains that may be present and affected by your proposals, you are advised to contact Dwr Cymru Welsh Water who will be able to explain whether your proposed works will be acceptable as well as any consent required. Prior to commencing works, it is also recommend the applicant review the information and guidance on Building Over Sewers

available on Welsh Water's website at

<https://developers.dwrcymru.com/en/applications/planning/build-over-or-near-to-sewers>

The applicant is also advised that some public sewers and lateral drains may not be recorded on Welsh Water maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

(7) Please be informed that your application may require approval from the SuDS Approving Body (SAB). The SAB consent may be necessary to ensure that your development proposals complies with the statutory requirements, relevant regulations, and standards under schedule 3 of the Flood and Water Management Act 2010. Please contact our Website: www.npt.gov.uk/SAB, Email: SAB-HDC@npt.gov.uk or Tel: 01639 686850

IMPORTANT INFORMATION: TOWN AND COUNTRY PLANNING ACT 1990

The applicant's attention is drawn to the notes below.

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act 1990 (as amended).
- (2) You can also appeal to the Welsh Government against a decision to refuse permission or grant subject to conditions in respect of applications made for :- Listed Building or Conservation Area Consent; Consent under a Tree Preservation Order; Advertisement Consent.
- (3) You can also appeal If your application for a Certificate of Lawful Existing Use or Lawful Proposed Use is partly or wholly refused or is granted differently from what you asked for (under Section 195/196) of the Town and Country Planning Act 1990 (as amended).
- (4) If you are aggrieved of the LPAs decision, the following deadlines apply for appeals to be submitted to the Welsh Government (from the date of the Council's decision):-

(1) Planning Permission (with the exception of Minor Commercial and Householder applications – see below)	Within 6 Months
(2) Householder Appeal see endnote i	Within 12 weeks
(3) Minor Commercial Appeal see endnote i	Within 12 weeks
(4) Listed Building or Conservation Area Consent appeals	Within 6 months
(5) Tree Preservation Order (TPO) Consent	Within 28 days
(6) Advertisement Consent	Within 8 weeks
(7) Certificate of Lawfulness of Existing (Section 191) or Proposed (Section 192) Use or Development	Within 6 months
(8) Hazardous Substances Consent	Within 6 months
- (5) Appeals must be made on a form which is obtainable from the Planning & Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ – Tel 0300 060 4400, or online at <https://planningcasework.service.gov.wales/>.
- (6) The Welsh Government has power to allow a longer period for the giving of notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- (7) The Welsh Government is not required to entertain an appeal if it appears to them that permission for the proposed development could not have been granted having regard to the statutory requirements to the provisions of the development order, and to any directions given under the Order. They do not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by them.
- (8) If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Welsh Government, and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the County Borough Council, in which the land is situated, as the case may be, a **purchase notice** requiring that Council purchase his interest in the land in

accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Making an Appeal

- (9) Please note that for all applications received by the LPA after 5th May 2017, it is now a requirement that any appeal made to the Planning Inspectorate (other than Householder and Minor Commercial Appeals, and appeals against refusal to grant advertisement consent) must be accompanied by all the information and evidence you intend to rely upon (a **“full statement of case”**). You must also send a copy of the notice of appeal and full statement of case to the LPA.
- (10) In addition, for ‘planning appeals’ an amendment to an application following notice of appeal may only be made to correct an error.
- (11) Additional details and information on making an appeal to the Welsh Government is available from the Planning Inspectorate at the above address and website. The relevant documents are entitled “making your planning appeal” and “planning appeals Public Local Inquiries”.
- (12) Further correspondence regarding this application should bear the reference number quoted on the top of the decision notice.

THIS NOTICE RELATES ONLY TO A PLANNING DECISION AND DOES NOT RELATE TO OTHER LEGISLATION INCLUDING ANY LEGISLATION UNDER:

- BUILDING REGULATIONS – Please contact buildingcontrol@npt.gov.uk or 01639 686820 to discuss all aspects of the service that is offered by Building Control
- HIGHWAY LEGISLATION

IF PLANNING CONSENT HAS BEEN GRANTED IT IS ADVISABLE TO ESTABLISH WHETHER ANY OTHER FORM OF CONSENT IS REQUIRED AND TO OBTAIN SUCH CONSENT BEFORE COMMENCING DEVELOPMENT

ⁱ Please see the [Town and Country Planning \(Referred Applications and Appeals Procedure\) \(Wales\) Regulations 2017](#) for appeal procedures and for full definitions of:

- *“householder application”* (essentially an application for the enlargement, improvement or other alteration of a dwellinghouse, or development within the curtilage of such a dwellinghouse, or change of use to enlarge the curtilage of a dwelling house)
- *“householder appeal”* means an appeal in relation to a householder application, but excludes an appeal against conditions on the grant of planning permission; or an appeal which is accompanied by an enforcement or listed building consent appeal.
- *“minor commercial application”* (essentially relates to existing buildings of no more than 250 square metres gross external floor space at ground floor level, currently in use for any of the purposes set out in Schedule 1A to The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2015 which is an application for change of use from Class A1 to A2 or A3; or Class A2 to A3); or the carrying out of building or other operations to a shop front.
- *“minor commercial appeal”* means an appeal in relation to a minor commercial application but excludes an appeal against conditions on the grant of planning permission; or an appeal which is accompanied by an enforcement or listed building consent appeal.