

PRE-APPLICATION CONSULTATION REPORT

**Land at
Ysgol Gymraeg Ystalyfera**

May 2020



Summary

Proposal:

Phase 3 of school redevelopment comprising construction of two storey school building and associated works

Location:

Land at Ysgol Gymraeg Ystalyfera, Glan Yr Afon, Ystalyfera, Swansea, SA9 2JJ

Date:

May 2020

Project Reference:

S20.118

Client:

Andrew Scott Ltd on behalf of Director of Education, Neath Port Talbot County Borough Council

Product of:

Asbri Planning Limited
Suite D 1st Floor
Urban Village
220 High Street
Swansea
SA1 1NW

Prepared by:

Eleanor Sullivan – Senior Planner

Approved by:

Phil Baxter – Director

Disclaimer:

This report has been prepared for the sole and exclusive use of client whom it was commissioned and has been prepared in response to their particular requirements and brief. This report may not be relied upon by any other party.

The Contracts (Rights of Third Parties) Act 1999 shall not apply to this report and the provisions of the said Act are expressly excluded from this report. This report may not be used for any purpose other than that for which it was commissioned. This report may not be reproduced and/or made public by print, photocopy, microfilm or any other means without the prior written permission of Asbri Planning Ltd. The conclusions resulting from this study and contained in this report are not necessarily indicative of future conditions or operating practices at or adjacent to the Site. Much of the information presented in this report is based on information provided by others. That information has neither been checked nor verified by Asbri Planning Ltd.

Contents

Section 1

Introduction

Section 2

Statutory publicity before applying for planning permission

Section 3

Consultation before applying for planning permission

Section 4

Response to the statutory publicity

Section 5

Response to community consultees

Section 6

Response to specialist consultees

Section 7

Response to 'other' consultees

Section 8

Conclusion

Appendices

Appendix A

Copy of Site Notice and map showing their location

Appendix B

List of the addresses of adjoining land owners and/or occupiers and a copy of the draft letter issued

Appendix C

Screenshot of the Asbri Planning Website

Appendix D

Copy of all notices issued to community consultees (Schedule 1B)

Appendix E

Copy of all notices issued to specialist consultees (Schedule 1C)

Appendix F

Responses received from community consultees

Appendix G

Responses received from specialist consultees

Appendix H

Responses received from 'other' consultees

Introduction

- 1.1 Asbri Planning have been instructed Andrew Scott Ltd on behalf of the Director of Education, Neath Port Talbot County Borough Council to prepare a Section 2F – Pre Application Consultation Report (PAC) in respect of Phase 3 of the school redevelopment comprising the construction of a two storey school building and associated works on Land at Ysgol Gymraeg Ystalyfera, Glan Yr Afon, Ystalyfera, Swansea, SA9 2JJ.
- 1.2 In accordance with Part 1A of The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (“the 2016 Order”), all major developments are required to be subject to pre-application consultation, prior to the Planning Application being validated by the Local Planning Authority.
- 1.3 The 2016 Order confirms that any ‘Pre-Application Consultation’ exercise would be required to undertake the following steps prior to compiling the PAC Report (Section 2F);
 - Publicity before application for Planning Permission (Section 2C);
 - Consultation before applying for Planning Permission (Section 2D); and
 - Duty to respond to pre-application consultation (Section 2E);
- 1.4 This PAC Report has been prepared in accordance with Part 1 Section 2F of the 2016 Order and demonstrates how the applicant has complied with Section 61Z of the Town and Country Planning Act 1990 (as amended) (“the 1990 Act”) and responded to the Consultation received from any person consulted under Section 61Z (3) or (4) of the 1990 Act.
- 1.5 Due to current circumstances with government enforcing social distance measures due to COVID-19 libraries within the local area are closed. As such, it was recommended that if members of the public needed to view documents and did not have internet access to the internet, that they contact Asbri Planning. No requests were made.
- 1.6 In accordance with section 2F(2) this report includes;
 - a) a copy of the site notice and a plan showing its locations;
 - b) a declaration that the site notice was displayed in accordance with the 2016 Order;
 - c) a list of the addresses of adjoining land owners or occupiers;
 - d) copies of all notices given to community consultees;
 - e) copies of all notices given to specialist consultees;

- f) a summary of all issues raised in response to the statutory publicity, including confirmation of whether the issues raised have been addressed, and, if so, how;
- g) a summary of all issues raised by community and specialise consultees, including confirmation of whether the issues raised have been addressed, and, if so, how;
- h) copies of all responses received from community and specialist consultees.

1.7 The statement confirms how the consultation has been publicised at Section 2, whilst section 3 confirms which consultees have been consulted as part of this PAC. Sections 4 provides a summary of the responses received to the statutory publicity and provides a response to the comments. Section 5, 6 & 7 outlines the responses received to the consultation with Community, Specialist and 'other' consultees and provides a response to each comment. The report concludes at Section 8.

Statutory publicity before applying for planning permission

- 2.1 In accordance with Section 2C of the 2016 Order, the applicant has undertaken appropriate publicity by way of:
- Displaying a site notice for a period of no less than 28 days from the 3rd April 2020 to the 4th May 2020 inclusive. A copy of the site notice is contained at Appendix A. Asbri Planning hereby declare on behalf of The Director of Education (Neath Port Talbot CBC) that the Site Notice was displayed in at least one place on or near the development site for no less than 28 days;
 - Giving requisite notice to owners/occupiers of any land adjoining the application site. A list of the identified adjoining land owners and a draft notice is contained in Appendix B.
 - Made the full draft planning package available for inspection on Asbri Planning's website from the 3rd April 2020 to the 4th May 2020 inclusive.
 - A copy of the screenshot is included at Appendix C.
 - Under normal circumstances all letters and notices would have advised interested parties that for those without computer facilities at home or work then such facilities would have been available at the local Library during stated opening hours. However, in this instance the letters and notices stated that "Due to current circumstances with government enforcing social distance measures due to COVID-19 libraries within the local area are closed. It is recommended that if you need to view documents and do not have internet access please contact Asbri Planning on the above details."
 - The following plans and documents were made available for inspection:

Table 1: list of proposed plans

Plan title
Existing Site Plan
Proposed Elevations
Proposed Emergency Vehicle Access
Proposed First Floor Plan
Proposed Ground Floor Plan
Proposed Sections
Proposed Site Demolition Plan
Proposed Site Plan
Site Location Plan

Table 2: list of proposed Documents

Document
Design and Access Statement
Drainage Strategy Report
Low Zero Carbon Feasibility Study
SI Desk Top Study
Planning Application Forms
Planning Statement
Phase 1 Ecology Survey
Tree Survey & Tree Protection Plan
Construction Management Plan
Flood Risk Technical Note
Noise Report

- 2.2 Any person who wished to make representations about the proposed development must have completed a Consultation Response Form, either online or as a hard copy, and issued to the agent by the 4th May 2020.

Consultation before applying for Planning Permission

- 3.1 In accordance with Section 2D of the 2016 Order, the applicant has undertaken consultation with all community and specialist consultees.

Community Consultees (Schedule 1B)

- 3.2 The applicant has undertaken consultation with the following community consultees;

Table 3: Community Consultees

Consultee	
Local Ward Member	Cllr. Alun Llewelyn
Town/Community Council	Ystalyfera Community Council

- 3.3 A copy of all notices issued to community consultees is contained within Appendix D.

Specialist Consultees (Schedule 1C)

- 3.4 The applicant has undertaken consultation with the following community consultees and 'other' consultees;

- Glamorgan Gwent Archaeological Trust;
- National Grid;
- Wales and West Utilities;
- Secured By Design Officer
- Local Highway Authority;
- The Coal Authority;
- Natural Resources Wales;
- Cadw;
- NPTCBC Ecologist;
- NPTCBC Environmental Health Officer;
- NPTCBC Contamination Officer
- NPTCBC Air Quality Officer
- Dwr Cymru Welsh Water;
- The Sport Council for Wales; and
- The Welsh Government (Transport Division);

- 3.5 A copy of all notices issued to specialist consultees are contained within Appendix E.

Response to the Statutory Publicity

- 4.1 This section provides a summary of the comments received in response to the statutory publicity, with personal data redacted in accordance with the General Data Protection Regulation (GDPR). Full copies of the responses received can be provided upon request; please note that all personal data will be redacted for data protection purposes in accordance with the GDPR.
- 4.2 As discussed, the application was publicised as follows;
- A site notice was displayed on/adjacent the to the site; and
 - Notices were issued to the adjoining land owners and/or occupiers.
- 4.3 3 emails from the same local resident were received, the issues raised include the following matters, with response in red:
- Concerns that this consultation includes the MUGA and sought confirmation that it does not despite a reference in the Construction Management Plan.
 - Response – Resident advised that proposals does not include the MUGA which will be subject of a separate application
 - Concerns associated with a potential change of use of the demountable buildings and compound for which a separate planning permission exists and does not allow use for parking and storage, and privacy film should be installed on the windows.
 - Response – The applicant will review the planning permission to establish what uses the demountables are able to be put to and liaise with the Local Planning Authority accordingly.
 - Timing of consultation is questionable due to Covid 19 and community aren't able to get together to discuss.
 - Response – Appreciate the position regarding timing however adjoining local residents have been consulted as well as the Community Council and local councillor on the proposals.
 - Do not object to school building but others might on Varteg Road and Ffordd Emlyn associated with flooding.
 - Response – Noted no objection to school building. Adjoining residents have been consulted on the proposals as per the statutory requirements.
 - Concern about MUGA and its floodlights will have a detrimental effect on amenity.
 - Response – The MUGA does not form part of this consultation and a separate planning application will have to be submitted for it and these issues will be taken into account as material planning considerations

- Preferred site for MUGA is at the rugby ground who have offered to donate it to the LA. The community should decide where its built as community money is paying for it.
- Response – The MUGA does not form part of this consultation and a separate planning application will have to be submitted for it and these issues will be taken into account as material planning considerations
- Proposed site has no parking, vehicle access is poor, no changing and unable to manage for community use and will cause traffic problems through nearby estate.
- Response – The MUGA does not form part of this consultation and a separate planning application will have to be submitted for it and these issues will be taken into account as material planning considerations
- Safe route to school which has been built will be compromised by the new MUGA.
- Response – The MUGA does not form part of this consultation and a separate planning application will have to be submitted for it and these issues will be taken into account as material planning considerations
- Object to use of demountables for staff vehicles and storage. Access cannot be obstructed and there are legal implications.
- Response – The applicant will review the planning permission to establish what uses the demountables are able to be put to and liaise with the Local Planning Authority accordingly.

Response to the Community Consultees

- 5.1 No formal response has been received from the Community Council albeit confirmation has been provided to them as requested to state that the MUGA and playing field does not form part of this proposal.
- 5.2 The following response has been received from Councillor Alun Llewelyn (which was provided in Welsh and English). Response provided in red.

Thank you for the opportunity to respond. I am the local ward councillor and chair of the governing body.

I welcome the plans and new facilities, and I understand that a formal planning application will also be needed.

I would offer the following comments.

Parking and access - I agree with the general intention to use the existing access and car parks. One question - as there will be public performances in the new theatre can some disabled parking spaces be included convenient to the theatre entrance.
The request has been made to the applicant and consideration will be given for the planning application.

Drainage - there have been flooding problems in the vicinity due to damaged culverts. Local residents have asked for assurances that the development will not cause drainage problems.
The planning package comprises a drainage strategy and the applicant will be required to go through a formal application process (SAB process) to deal with Sustainable Drainage for the proposals.

Neighbourhood - consideration needs to be shown to neighbours and residents during the construction, including strict control of noise and traffic speed. Good communication in advance and during the work is essential. Obviously there will need to be appropriate additional safety measures in current circumstances.
This is acknowledged and understood by the appointed contractor.

Sports area - there is reference to a MUGA etc on the school fields. I have supported the concept of siting the facility between the school and the rugby club, but I was informed there wouldn't be enough room. A separate planning application will be needed

for the games area, and I am aware of questions raised by neighbours and the Community Council, so there is a need to discuss and provide sufficient information.

The MUGA does not form part of the current proposals and will be subject to a separate planning application which will be considered in due course.

Signage - site signs, leaflets etc will need to be bilingual in Welsh & English.

This is acknowledged by the appointed contractor.

Response to Specialist Consultees

- 6.1 The following comments have been received following consultation with the required specialist consultees. A full copy of the representations received can be reviewed at Appendix G. Please note that any personal data has been redacted for data protection purposes in accordance with the General Data Protection Regulation (GDPR).

Trunk Road Agency

Comment: No objection from Welsh Government as Trunk Road Authority

Response: Comments acknowledged. No response necessary.

CADW

Comment: No objections to the proposed development.

Response: Comments acknowledged. No response necessary.

Natural Resources Wales

Comment: Significant Concerns. Require the submission of an updated Ecological Appraisal Report to clarify the difference in mitigation measures between the EPS Licence and the report. Recommend conditions in respect of an updated Construction Environmental Management Plan and Land Contamination, surface water drainage and piling

Response: Comments acknowledged. The Ecological Report will be updated for submission stage and the requests for conditions are noted and acknowledged.

The Coal Authority

Comment: Whilst this phase of the development falls within the coalfield, it is located outside the defined Development High Risk Area meaning that there are no recorded coal mining legacy hazards at shallow depth that could pose a risk to land stability.

Accordingly, there is no requirement to submit a Coal Mining Risk Assessment in support of a planning application for the redevelopment of this site. The

Local Planning Authority will not consult the Coal Authority on any planning application for this site.

Response: Comments are acknowledged and no response is necessary.

Dwr Cymru Welsh Water

Comment: No objections. Foul flows can be accommodated. No problems envisaged with waste water treatment works. The proposed development site is crossed by public foul water sewers. A protection zone of 3m is required either side of the sewer's centre line. A water supply can be made. A formal SAB process is required.

Response: Comments acknowledged and no response necessary.

Local Highways Authority

Comment: Concerns identified. Further details recommended to be provided for staff numbers from Primary and Junior together with secondary school and amount of parking justified.
Require an updated CMP to be provided.
Require a Traffic Impact Analysis
A Travel Plan is required.
Request whether a new footway can be provided within the site to improve safety.
Request a drainage statement to be submitted and SAB process to be followed.

Response: Pupil and staff numbers on the Ystalyfera site will gradually reduce over the next three years to 650 pupils Yr 7-11, (Currently approx. 750 pupils). This reduction is primarily due to the opening of Ysgol Gymraeg Bro Dur, the school's south campus, which now provides Welsh Medium education for pupils from the South of the CBC. Although this will mean a reduction in pupil numbers, it will also mean fewer school buses, as the only pupils who will continue to travel from the south of the CBC, Neath, Port Talbot etc will be senior pupils in Years 11-13. From Sept 2021 only pupils in the Sixth Form will travel from the South of the CBC, this will see a further reduction in numbers of school buses on site. The proposals do not therefore generate additional travel demand or parking demand.

An updated CMP will be provided for the application stage.

Given that the proposals do not generate additional travel demand or parking demand a TIA is not justified in planning terms.

A Travel Plan is in existence for the school and is being updated as a matter of course through continuous review.

The applicant is considering the request for a new footway outside of this planning application.

A drainage engineer is engaged on this project and the drainage scheme is evolving to accommodate SAB requirements.

Response to other consultees

- 7.1 The following responses were received from 'other' consultees as part of this pre-application consultation.

Glamorgan Gwent Archaeological Trust

Comment: We have consulted the regional Historic Environment Record (HER) and note there are no known sites within, or in close proximity to, the proposed development areas. Similarly, a review of historic Ordnance Survey mapping of the area indicates no archaeologically significant structures or features. Furthermore, we note that the site has been previously subject to at least partial development, as such any potential remains are likely to have been adversely affected by construction works. Therefore, it is unlikely that significant remains will be encountered during the course of the proposed works.

Should a similar application to the one you have outlined be submitted, we would be unlikely to recommend any pre-determination works, or that any archaeological conditions are attached to any consent.

Response: Comments acknowledged. No response necessary.

Secured By Design Officer

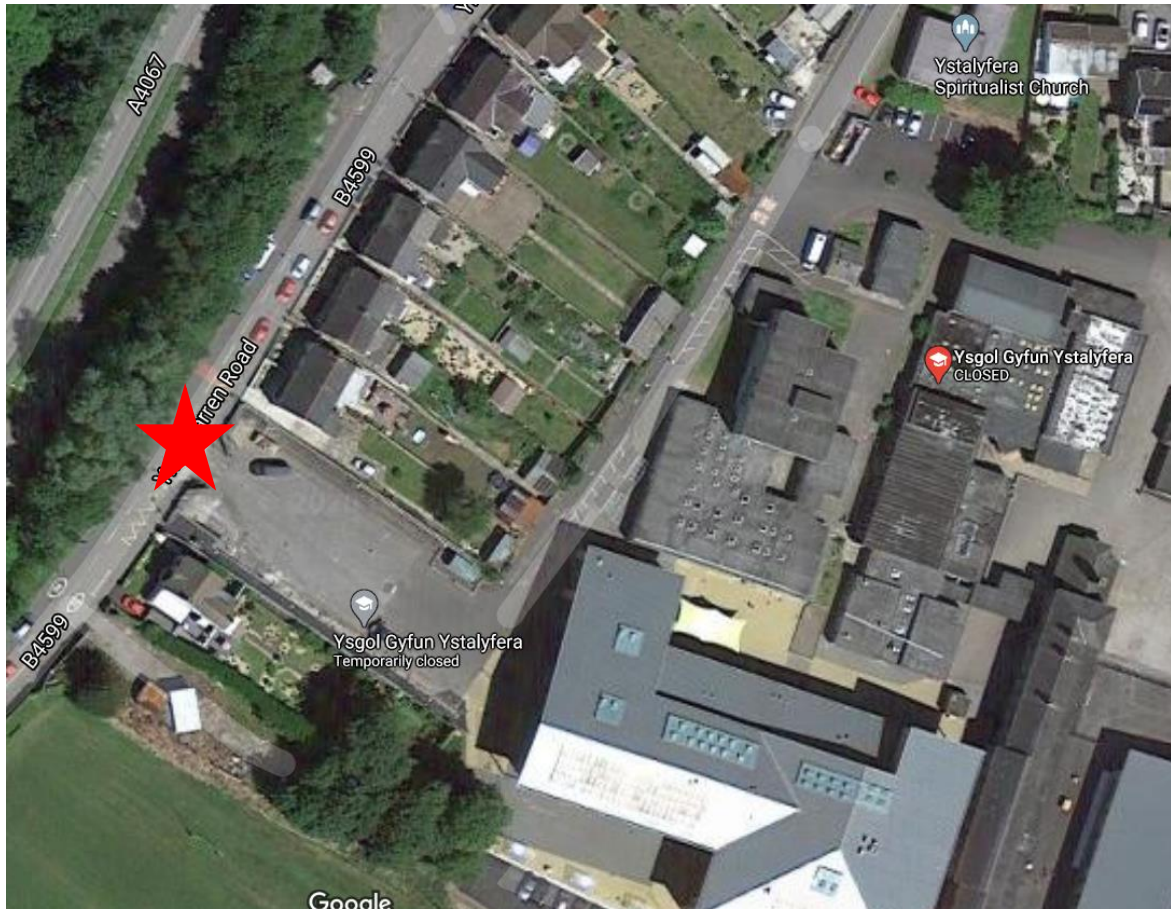
Comment: Advice provided in respect of perimeter fencing, security lighting, CCTV, external refuse, planting and maintenance, roof access, the building shell, access control, door and window security, intruder alarms.

Response: Advice provided to the project architect for consideration in detailed design.

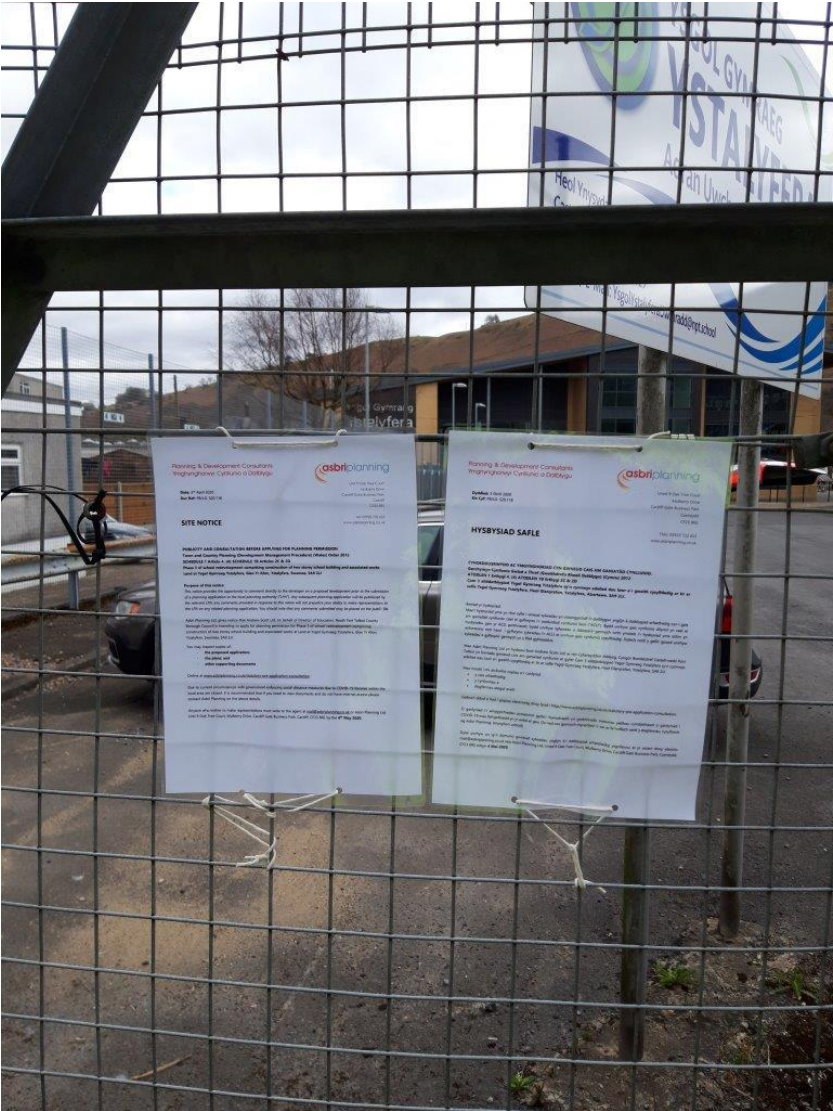
Conclusion

- 8.1 Asbri Planning have been instructed Andrew Scott Ltd on behalf of the Director of Education, Neath Port Talbot County Borough Council to prepare a Section 2F – Pre Application Consultation Report (PAC) in respect of Phase 3 of the school redevelopment comprising the construction of a two storey school building and associated works on Land at Ysgol Gymraeg Ystalyfera, Glan Yr Afon, Ystalyfera, Swansea, SA9 2JJ.
- 8.2 This PAC Report is prepared in accordance with Part 1 Section 2F of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (“the 2016 Order”) and demonstrates how the applicant has complied with Section 61Z of the Town and Country Planning Act 1990 (as amended) (“the 1990 Act”) and responded to the comments received from any interested party consulted under Section 61Z (3) or (4) of the 1990 Act.
- 8.3 As required by Sections 2C, 2D and 2E of the 2016 Order, the forthcoming application has been publicised, consulted upon and considered in accordance with the regulations. Due to current circumstances with government enforcing social distance measures due to COVID-19 libraries within the local area are closed. As such, it was recommended that if members of the public needed to view documents and did not have internet access to the internet, that they contact Asbri Planning. No requests were made.
- 8.4 Where appropriate, responses to comments received are provided in addition to details of any amendments to the application package/ proposal arising from the comments received.
- 8.5 In accordance with the above, it is considered that the requirements of Part 1 Section 2C, 2D, 2E and 2F of the 2016 Order have been satisfied.

Appendix A - Copy of Site Notice and map showing its location



Location of Site Notice



Appendix B - List of the addresses of
adjoining land owners and/or occupiers and
a copy of the draft letter issued

	A	B	C	D	E	F	
1	Add1	Add2	Add3	Add4	Add5	Add6	
2	Owner/Occupier	1 Ynysydarren Road	Ystalyfera	Swansea	SA9 2DY		
3	Owner/Occupier	2 Ynysydarren Road	Ystalyfera	Swansea	SA9 2DY		
4	Owner/Occupier	3 Ynysydarren Road	Ystalyfera	Swansea	SA9 2DY		
5	Owner/Occupier	4 Ynysydarren Road	Ystalyfera	Swansea	SA9 2DY		
6	Owner/Occupier	5 Ynysydarren Road	Ystalyfera	Swansea	SA9 2DY		
7	Owner/Occupier	6 Ynysydarren Road	Ystalyfera	Swansea	SA9 2DY		
8	Owner/Occupier	7 Ynysydarren Road	Ystalyfera	Swansea	SA9 2DY		
9	Owner/Occupier	8 Ynysydarren Road	Ystalyfera	Swansea	SA9 2DY		
10	Owner/Occupier	9 Ynysydarren Road	Ystalyfera	Swansea	SA9 2DY		
11	Owner/Occupier	10 Ynysydarren Road	Ystalyfera	Swansea	SA9 2DY		
12	Owner/Occupier	11 Ynysydarren Road	Ystalyfera	Swansea	SA9 2DY		
13	Owner/Occupier	12 Ynysydarren Road	Ystalyfera	Swansea	SA9 2DY		
14	Owner/Occupier	13 Ynysydarren Road	Ystalyfera	Swansea	SA9 2DY		
15	Owner/Occupier	14 Ynysydarren Road	Ystalyfera	Swansea	SA9 2DY		
16	Owner/Occupier	15 Ynysydarren Road	Ystalyfera	Swansea	SA9 2DY		
17	Owner/Occupier	16 Ynysydarren Road	Ystalyfera	Swansea	SA9 2DY		
18	Owner/Occupier	17 Ynysydarren Road	Ystalyfera	Swansea	SA9 2DY		
19	Owner/Occupier	18 Ynysydarren Road	Ystalyfera	Swansea	SA9 2DY		
20	Owner/Occupier	23a	St. Davids Road	Ystalyfera	Swansea	SA9 2JQ	
21	Owner/Occupier	1 St. Davids Road	Ystalyfera	Swansea	SA9 2JQ		
22	Owner/Occupier	5 St. Davids Road	Ystalyfera	Swansea	SA9 2JQ		
23	Owner/Occupier	7 St. Davids Road	Ystalyfera	Swansea	SA9 2JQ		
24	Owner/Occupier	8 St. Davids Road	Ystalyfera	Swansea	SA9 2JQ		
25	Owner/Occupier	20 St. Davids Road	Ystalyfera	Swansea	SA9 2JQ		
26	Owner/Occupier	21 St. Davids Road	Ystalyfera	Swansea	SA9 2JQ		
27	Owner/Occupier	22 St. Davids Road	Ystalyfera	Swansea	SA9 2JQ		
28	Owner/Occupier	23 St. Davids Road	Ystalyfera	Swansea	SA9 2JQ		
29	Owner/Occupier	28 St. Davids Road	Ystalyfera	Swansea	SA9 2JQ		
30	Owner/Occupier	29 St. Davids Road	Ystalyfera	Swansea	SA9 2JQ		
31	Owner/Occupier	30 St. Davids Road	Ystalyfera	Swansea	SA9 2JQ		
32	Owner/Occupier	Llechrhyd	St. Davids Road	Ystalyfera	Swansea	SA9 2JQ	
33	Owner/Occupier	Histon Bungalow	Glanyrafon Road	Ystalyfera	Swansea	SA9 2JH	
34	Owner/Occupier	Abertwrch Farm	Ystalyfera	Swansea	SA9 2JL		
35	Owner/Occupier	Ystalyfera Spiritual	St Davids Road	Ystalyfera	Swansea	SA9 2JQ	
36							

Date: 3rd April 2020
Our Ref: PB/LG: S20.118

«Add_1»
«Add_2»
«Add_3»
«Add_4»
«Add_5»

Dear X,

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012

SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D

Phase 3 of school redevelopment comprising construction of two storey school building and associated works
Land at Ysgol Gymraeg Ystalyfera, Glan Yr Afon, Ystalyfera, Swansea, SA9 2JJ

Asbri Planning Ltd. has been commissioned by Andrew Scott Ltd. on behalf of Director of Education, Neath Port Talbot County Borough Council in respect of Phase 3 of school redevelopment comprising construction of two storey school building and associated works at Land at Ysgol Gymraeg Ystalyfera, Glan Yr Afon, Ystalyfera, Swansea, SA9 2JJ. As the scheme constitutes a major development, a pre-application consultation period is required in order to provide those who may be interested in the proposals with an opportunity to view the draft application package and express their views.

Purpose of this notice:

This notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

You may inspect copies of:

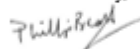
- the proposed application;
- the plans; and
- other supporting documents

Online at www.asbriplanning.co.uk/statutory-pre-application-consultation.

Due to current circumstances with government enforcing social distance measures due to COVID-19 libraries within the local area are closed. It is recommended that if you need to view documents and do not have internet access please contact Asbri Planning on the details above.

Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the of 4th May 2020.

Yours sincerely,



Phil Baxter
Director

~~Dyddiad:~~ 3 Ebrill 2020
~~Ein cyf:~~ PB/LG/S20.118

Owner/Occupier

~~Uned~~ 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
~~Caerdydd~~
CF23 8RS

Tel: 02920 732 652
www.asbriplanning.co.uk

~~Arwaith~~ Syr/Madam,

CYHOEDDUSRWYDD AC YMGYNHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

~~Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu)~~ (Cymru) 2012

ATODLEN 1 Erthygl 4. (4) ATODLEN 18 Erthygl 2C & 2D

Cam 3 ailddatblygiad Ysgol Gymraeg Ystalyfera sy'n cynnwys adeilad dau lawr a'r gwaith cysylltiedig ar tir ar safle Ysgol Gymraeg Ystalyfera, Heol Glanyrafon, Ystalyfera, Abertawe, SA9 2JJ.

Mae Asbri Planning Ltd wedi cael ei gomisiynu gan Andrew Scott Ltd ar ran Cyfarwyddwr Addysg, Cyngor Bwrdeistref Castell-nedd Port Talbot i drefnu ymgynghoriad cyn gwneud cais cynllunio ynghlyn â'r datblygiad uchod. Gan bod y datblygiad yn cael ei ystyried fel datblygiad mawr, rhaid cynnal cyfnod o ymgynghoriad gyda'r cyhoedd cyn cyflwyno'r cais i'r cyngor lleol, er mwyn rhoi cyfle i'r rhai sydd yn dymuno i weld y cynlluniau ac i roi sylwadau.

Bwriad yr hysbysiad:

Mae'r hysbysiad yma yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn i gais am ganiatâd cynllunio cael ei gyflwyno i'r awdurdod cynllunio lleol ("ACLU"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLU perthnasol; bydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad yma ddim yn anfantaisio eich hawl i gyflwyno sylwadau i'r ACLU ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

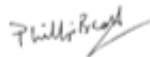
Mae modd i chi archwilio copïau o'r canlynol:

- y cais arfaethedig;
- y cynlluniau; a
- dogfennau ategol eraill

Gallwch ddod o hyd i gopïau electronig drwy fynd i <http://www.asbriplanning.co.uk/statutory-pre-application-consultation>. O ganlyniad i'r amgylchiadau presennol gyda'r llywodraeth yn gweithredu mesurau pellhau cymdeithasol o ganlyniad i COVID-19 mae llyfrgelloedd yn yr ardal ar gau. Os nad oes gennych mynediad i'r we ac fe hoffech weld y dogfennau, cysylltwch ag Asbri Planning. (manylion uchod)

Dylai unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig ysgrifennu at yr asiant drwy ebostio mail@asbriplanning.co.uk neu Asbri Planning Ltd, Uned 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Caerdydd, CF23 8RS erbyn **4 Mai 2020**.

~~Yn gywir~~


Phil Baxter
Cyfarwyddwr

Appendix C - Screenshot of the Asbri Planning Website

LAND AT YSGOL GYMRAEG YSTALYFERA / TIR AR SAFLE YSGOL GYMRAEG YSTALYFERA

[Home](#) » [Consultations](#) » [Statutory Pre-Application Consultation](#) » [Land at Ysgol Gymraeg Ystalyfera / Tir ar Safle Ysgol Gymraeg Ystalyfera](#)

LAND AT YSGOL GYMRAEG YSTALYFERA / TIR AR SAFLE YSGOL GYMRAEG YSTALYFERA



Asbri Planning Ltd. has been commissioned by Andrew Scott Ltd. on behalf of Director of Education, Neath Port Talbot County Borough Council to undertake pre-application consultation in respect of the full application for the proposed Phase 3 of school redevelopment comprising construction of two storey school building and associated works at Land at Ysgol Gymraeg Ystalyfera, Glan Yr Afon, Ystalyfera, Swansea, SA9 2JJ

We give notice that Andrew Scott Ltd. on behalf of Director of Education, Neath Port Talbot County Borough Council is intending to apply to Neath Port Talbot County Borough Council for the following development;

Phase 3 of school redevelopment comprising construction of two storey school building and associated works

Prior to formal submission to the Local Planning Authority and in accordance with the requirements set out in Part 1A of the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, the proposal will be subject to pre-application consultation.

All relevant drawings, reports and supplementary supporting documents are made available for inspection and review online below.

Anyone who wishes to make representations about this proposed development must do so by the 4th May 2020. We would encourage you to e-mail these to mail@asbriplanning.co.uk, alternatively please download the [attached form](#), and send them to;

Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS.

Mae Asbri Planning Ltd wedi cael ei gomisiynu gan Andrew Scott Ltd ar ran Cyfarwyddwr Addysg, Cyngor Bwrdeistref Castell-nedd Port Talbot i drefnu ymgynghoriad cyn gwneud cais cynllunio ynghlyn a cais cynllunio maent yn bwriadu cyflwyno ar gyfer Cam 3 ailddatblygiad Ysgol Gymraeg Ystalyfera sy'n cynnwys adeilad dau lawr a'r gwaith cysylltiedig ar tir ar safle Ysgol Gymraeg Ystalyfera, Heol Glanrafon, Ystalyfera, Abertawe, SA9 2JJ.

Rydym yn hysbysu bod Andrew Scott Ltd ar ran Cyfarwyddwr Addysg, Cyngor Bwrdeistref Castell-nedd Port Talbot yn bwriadu cyflwyno cais cynllunio ar gyfer y datblygiad canlynol:

Cam 3 ailddatblygiad Ysgol Gymraeg Ystalyfera sy'n cynnwys adeilad dau lawr a'r gwaith cysylltiedig

Cyn cyflwyno'r cais yn ffurfiol i'r Awdurdod Cynllunio Lleol ac yn unol a gofynion Rhan 1A o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, bydd y cais yn destun ymgynghoriad.

Mae'r cynlluniau, adroddiadau a dogfennau ategol ar gael i'w harchwilio a'u hadolygu ar-lein, isod.

Dylai unrhyw un sydd yn dymuno gwneud sylwadau ynglŷn a'r datblygiad arfaethedig wneud erbyn **4 Mai 2020**. Rydym yn eich annog i e-bostio eich sylwadau at mail@asbriplanning.co.uk, neu lawrlwytho'r [ffurflen atodol](#) a'u gyrru at:

Asbri Planning Ltd, Uned 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Caerdydd, CF23 8RS.

Supporting Documents

[Planning Application Forms](#)

[Planning Statement](#)

[Construction Management Plan and Appendices](#)

[Design and Access Statement](#)

[Drainage Strategy](#)

[Flood Risk Technical Note](#)

[Low Zero Carbon Feasibility Study](#)

[Noise Report](#)

[Phase One Ecology Survey](#)

[SI Desk Top Study](#)

[Tree Protection Plan](#)

[Tree Survey](#)

Plans

[Existing Site Plan](#)

[Proposed Elevations](#)

[Proposed Emergency Vehicle Access](#)

[Proposed First Floor Plan](#)

[Proposed First Floor Plan](#)

[Proposed Ground Floor Plan](#)

[Proposed Sections](#)

[Proposed Site Demolition Plan](#)

[Proposed Site Plan](#)

[Site Location Plan](#)

Appendix D - Copy of all notices issued to community consultees (Schedule 1B)

Date: 3rd April 2020
Our Ref: PB/LG: S20.118

Local Member
Cllr. Alun Llewelyn
cllr.a.llewelyn@npt.gov.uk

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS

Tel: 02920 732 652
www.asbriplanning.co.uk

Dear Cllr. Alun Llewelyn

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D

Phase 3 of school redevelopment comprising construction of two storey school building and associated works
Land at Ysgol Gymraeg Ystalyfera, Glan Yr Afon, Ystalyfera, Swansea, SA9 2JJ

Purpose of this notice:

This notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Asbri Planning Ltd. gives notice that Andrew Scott Ltd. on behalf of Director of Education, Neath Port Talbot County Borough Council is intending to apply for planning permission for Phase 3 of school redevelopment comprising construction of two storey school building and associated works at Land at Ysgol Gymraeg Ystalyfera, Glan Yr Afon, Ystalyfera, Swansea, SA9 2JJ.

You may inspect copies of:

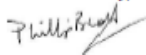
- the proposed application;
- the plans; and
- other supporting documents

Online at www.asbriplanning.co.uk/statutory-pre-application-consultation.

Due to current circumstances with government enforcing social distance measures due to COVID-19 libraries within the local area are closed. It is recommended that if you need to view documents and do not have internet access please contact Asbri Planning on the details above.

Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the of 4th May 2020.

Yours sincerely,



Phil Baxter
Director

Dyddiad: 3 Ebrill 2020
Ein cyf: PB/LG:520.118

Local Member
Cllr. Alun Llewelyn
cllr.a.llewelyn@npt.gov.uk

Uned 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Caerdydd
CF23 8RS

Tel: 02920 732 652
www.asbriplanning.co.uk

Annwyl Cllr. Alun Llewelyn

CYHOEDDUSRWYDD AC YMGYNHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthygl 2C & 2D

Cam 3 aildatblygiad Ysgol Gymraeg Ystalyfera sy'n cynnwys adeilad dau lawr a'r gwaith cysylltiedig ar tir ar safle Ysgol Gymraeg Ystalyfera, Heol Glanyrafon, Ystalyfera, Abertawe, SA9 2JJ.

Bwriad yr hysbysiad:

Mae'r hysbysiad yma yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn i gais am ganiatâd cynllunio cael ei gyflwyno i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; bydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad yma ddim yn anfanteisio eich hawl i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Mae Asbri Planning Ltd yn hysbysu bod Andrew Scott Ltd ar ran Cyfarwyddwr Addysg, Cyngor Bwrdeistref Castell-nedd Port Talbot yn bwriadu gwneud cais am ganiatâd cynllunio ar gyfer Cam 3 aildatblygiad Ysgol Gymraeg Ystalyfera sy'n cynnwys adeilad dau lawr a'r gwaith cysylltiedig ar tir ar safle Ysgol Gymraeg Ystalyfera, Heol Glanyrafon, Ystalyfera,

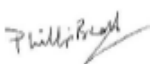
Mae modd i chi archwilio copïau o'r canlynol:

- y cais arfaethedig;
- y cynlluniau; a
- dogfennau ategol eraill

Gallwch ddod o hyd i gopïau electronig drwy fynd i <http://www.asbriplanning.co.uk/statutory-pre-application-consultation>. O ganlyniad i'r amgylchiadau presennol gyda'r llywodraeth yn gweithredu mesurau pellhau cymdeithasol o ganlyniad i COVID-19 mae llyfrgelloedd yn yr ardal ar gau. Os nad oes gennych mynediad i'r we ac fe hoffech weld y dogfennau, cysylltwch ag Asbri Planning. (manylion uchod)

Dylai unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig ysgrifennu at yr asiant drwy ebostio mail@asbriplanning.co.uk neu Asbri Planning Ltd, Uned 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Caerdydd, CF23 8RS erbyn 4 Mai 2020.

Yn gywir



Phil Baxter
Cyfarwyddwr

Date: 3rd April 2020
Our Ref: PB/LG: S20.118

Ystalyfera Community Council
Clerk Mrs. Nia Parr-Williams
ystalyfera@hotmail.com

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS

Tel: 02920 732 652
www.asbriplanning.co.uk

Dear Clerk Mrs. Nia Parr-Williams

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D

Phase 3 of school redevelopment comprising construction of two storey school building and associated works
Land at Ysgol Gymraeg Ystalyfera, Glan Yr Afon, Ystalyfera, Swansea, SA9 2JJ

Purpose of this notice:

This notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Asbri Planning Ltd. gives notice that Andrew Scott Ltd. on behalf of Director of Education, Neath Port Talbot County Borough Council is intending to apply for planning permission for Phase 3 of school redevelopment comprising construction of two storey school building and associated works at Land at Ysgol Gymraeg Ystalyfera, Glan Yr Afon, Ystalyfera, Swansea, SA9 2JJ.

You may inspect copies of:

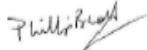
- the proposed application;
- the plans; and
- other supporting documents

Online at www.asbriplanning.co.uk/statutory-pre-application-consultation.

Due to current circumstances with government enforcing social distance measures due to COVID-19 libraries within the local area are closed. It is recommended that if you need to view documents and do not have internet access please contact Asbri Planning on the details above.

Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the of 4th May 2020.

Yours sincerely,



Phil Baxter
Director

Appendix E - Copy of all notices issued to specialist consultees (Schedule 1C)

Date: 3rd April 2020
Our Ref: PB/LG: S20.118

Cadw
cadwplanning@gov.wales

Dear Sir/Madam

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS

Tel: 02920 732 652
www.asbriplanning.co.uk

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Phase 3 of school redevelopment comprising construction of two storey school building and associated works

Land at Ysgol Gymraeg Ystalyfera, Glan Yr Afon, Ystalyfera, Swansea, SA9 2JJ

Purpose of this notice:

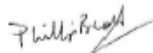
This notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Asbri Planning Ltd. gives notice that Andrew Scott Ltd. on behalf of Director of Education, Neath Port Talbot County Borough Council is intending to apply for planning permission for Phase 3 of school redevelopment comprising construction of two storey school building and associated works at Land at Ysgol Gymraeg Ystalyfera, Glan Yr Afon, Ystalyfera, Swansea, SA9 2JJ.

A copy of the proposed application; plans; and other supporting documents can be viewed online at <http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 4th May 2020.

Yours Sincerely,



Phil Baxter
Director

Date: 3rd April 2020
Our Ref: PB/LG: S20.118

The Coal Authority
planningconsultation@coal.gov.uk

Dear Sir/Madam

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS

Tel: 02920 732 652
www.asbriplanning.co.uk

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Phase 3 of school redevelopment comprising construction of two storey school building and associated works

Land at Ysgol Gymraeg Ystalyfera, Glan Yr Afon, Ystalyfera, Swansea, SA9 2JJ

Purpose of this notice:

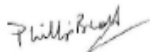
This notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Asbri Planning Ltd. gives notice that Andrew Scott Ltd. on behalf of Director of Education, Neath Port Talbot County Borough Council is intending to apply for planning permission for Phase 3 of school redevelopment comprising construction of two storey school building and associated works at Land at Ysgol Gymraeg Ystalyfera, Glan Yr Afon, Ystalyfera, Swansea, SA9 2JJ.

A copy of the proposed application; plans; and other supporting documents can be viewed online at <http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 4th May 2020.

Yours Sincerely,



Phil Baxter
Director

Date: 3rd April 2020
Our Ref: PB/LG: S20.118

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS

The water and sewerage undertaker concerned
developer.services@dwrcymru.com

Tel: 02920 732 652
www.asbriplanning.co.uk

Dear Sir/Madam

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Phase 3 of school redevelopment comprising construction of two storey school building and associated works

Land at Ysgol Gymraeg Ystalyfera, Glan Yr Afon, Ystalyfera, Swansea, SA9 2JJ

Purpose of this notice:

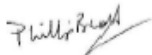
This notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Asbri Planning Ltd. gives notice that Andrew Scott Ltd. on behalf of Director of Education, Neath Port Talbot County Borough Council is intending to apply for planning permission for Phase 3 of school redevelopment comprising construction of two storey school building and associated works at Land at Ysgol Gymraeg Ystalyfera, Glan Yr Afon, Ystalyfera, Swansea, SA9 2JJ.

A copy of the proposed application; plans; and other supporting documents can be viewed online at
<http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 4th May 2020.

Yours Sincerely,



Phil Baxter
Director

Date: 3rd April 2020
Our Ref: PB/LG: S20.118

Local Highway Authority
HDC@npt.gov.uk

Dear Sir/Madam

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS

Tel: 02920 732 652
www.asbriplanning.co.uk

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Phase 3 of school redevelopment comprising construction of two storey school building and associated works

Land at Ysgol Gymraeg Ystalyfera, Glan Yr Afon, Ystalyfera, Swansea, SA9 2JJ

Purpose of this notice:

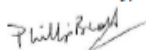
This notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Asbri Planning Ltd. gives notice that Andrew Scott Ltd. on behalf of Director of Education, Neath Port Talbot County Borough Council is intending to apply for planning permission for Phase 3 of school redevelopment comprising construction of two storey school building and associated works at Land at Ysgol Gymraeg Ystalyfera, Glan Yr Afon, Ystalyfera, Swansea, SA9 2JJ.

A copy of the proposed application; plans; and other supporting documents can be viewed online at <http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 4th May 2020.

Yours Sincerely,



Phil Baxter
Director

Date: 3rd April 2020
Our Ref: PB/LG: S20.118

Natural Resources Body for Wales
swplanning@cyfoethnaturiolcymru.gov.uk

Dear Sir/Madam

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS

Tel: 02920 732 652
www.asbriplanning.co.uk

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Phase 3 of school redevelopment comprising construction of two storey school building and associated works

Land at Ysgol Gymraeg Ystalyfera, Glan Yr Afon, Ystalyfera, Swansea, SA9 2JJ

Purpose of this notice:

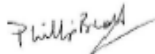
This notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Asbri Planning Ltd. gives notice that Andrew Scott Ltd. on behalf of Director of Education, Neath Port Talbot County Borough Council is intending to apply for planning permission for Phase 3 of school redevelopment comprising construction of two storey school building and associated works at Land at Ysgol Gymraeg Ystalyfera, Glan Yr Afon, Ystalyfera, Swansea, SA9 2JJ.

A copy of the proposed application; plans; and other supporting documents can be viewed online at <http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 4th May 2020.

Yours Sincerely,



Phil Baxter
Director

Date: 3rd April 2020
Our Ref: PB/LG: S20.118

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS

The Sport Council for Wales
planning@sport.wales

Dear Sir/Madam

Tel: 02920 732 652
www.asbriplanning.co.uk

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Phase 3 of school redevelopment comprising construction of two storey school building and associated works

Land at Ysgol Gymraeg Ystalyfera, Glan Yr Afon, Ystalyfera, Swansea, SA9 2JJ

Purpose of this notice:

This notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

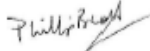
Asbri Planning Ltd. gives notice that Andrew Scott Ltd. on behalf of Director of Education, Neath Port Talbot County Borough Council is intending to apply for planning permission for Phase 3 of school redevelopment comprising construction of two storey school building and associated works at Land at Ysgol Gymraeg Ystalyfera, Glan Yr Afon, Ystalyfera, Swansea, SA9 2JJ.

A copy of the proposed application; plans; and other supporting documents can be viewed online at

<http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 4th May 2020.

Yours Sincerely,



Phil Baxter
Director

Date: 3rd April 2020
Our Ref: PB/LG: S20.118

Trunk Road Agency
LGC_Development_Control-South@gov.wales

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS

Tel: 02920 732 652
www.asbriplanning.co.uk

Dear Sir/Madam

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Phase 3 of school redevelopment comprising construction of two storey school building and associated works

Land at Ysgol Gymraeg Ystalyfera, Glan Yr Afon, Ystalyfera, Swansea, SA9 2JJ

Purpose of this notice:

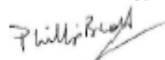
This notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Asbri Planning Ltd. gives notice that Andrew Scott Ltd. on behalf of Director of Education, Neath Port Talbot County Borough Council is intending to apply for planning permission for Phase 3 of school redevelopment comprising construction of two storey school building and associated works at Land at Ysgol Gymraeg Ystalyfera, Glan Yr Afon, Ystalyfera, Swansea, SA9 2JJ.

A copy of the proposed application; plans; and other supporting documents can be viewed online at <http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 4th May 2020.

Yours Sincerely,



Phil Baxter
Director

Appendix F - Responses received from community consultees

From: Cllr. Alun Llewelyn <cllr.a.llewelyn@npt.gov.uk>

Sent: 04 May 2020 12:58

To: Mail Asbriplanning <mail@asbriplanning.co.uk>

Subject: Response to plans at Ysgol Gymraeg Ystalyfera

Bore da,

Thank you for the opportunity to respond. I am the local ward councillor and chair of the governing body.

I welcome the plans and new facilities, and I understand that a formal planning application will also be needed.

I would offer the following comments.

Parking and access - I agree with the general intention to use the existing access and car parks. One question - as there will be public performances in the new theatre can some disabled parking spaces be included convenient to the theatre entrance.

Drainage - there have been flooding problems in the vicinity due to damaged culverts. Local residents have asked for assurances that the development will not cause drainage problems.

neighbourhood - consideration needs to be shown to neighbours and residents during the construction, including strict control of noise and traffic speed. Good communication in advance and during the work is essential. Obviously there will need to be appropriate additional safety measures in current circumstances.

Sports area - there is reference to a MUGA etc on the school fields. I have supported the concept of siting the facility between the school and the rugby club, but I was informed there wouldn't be enough room. A separate planning application will be needed for the games area, and I am aware of questions raised by neighbours and the Community Council, so there is a need to discuss and provide sufficient information.

Signage - site signs, leaflets etc will need to be bilingual in Welsh & English.

Thank you,

Cllr. Alun Llewelyn.

From: Cllr. Alun Llewelyn <cllr.a.llewelyn@npt.gov.uk>

Sent: 04 May 2020 12:37

To: Mail Asbriplanning <mail@asbriplanning.co.uk>

Subject: Ymateb i Gynlluniau ar gyfer Ysgol Gymraeg Ystalyfera / Response to plans for Ysgol Gymraeg Ystalyfera.

Bore da,

Diolch am y cyfle i ymateb.

Rwy'n gynghorydd lleol ac yn Gadeirydd y corff llywodraethwyr.

Croesawaf y cynlluniau a'r cyfleusterau newydd, a deallaf y bydd hefyd angen cais cynllunio ffurfiol.

Hoffwn gynnig y sylwadau canlynol.

Parcio a mynediad - cytunaf a'r amcan cyffredinol o ddefnyddio mynedfa a meysydd parcio presennol. Un cwestiwn - bydd perfformiadau cyhoeddus yn y theatr newydd, oes modd darparu ychydig o safleoedd parcio anabl yn gyfleus?

Draenio - bu problemau llifogydd yn y cyffuniau oherwydd problemau catters. Mae trigolion wedi gofyn am sicrwydd na fydd y datblygiad yn achosi problemau pellach.

Y gymdogaeth - mae angen dangos ystyriaeth i gymdogion a thrigolion yn ystod cyfnod adeiladu, gan gynnwys rheoli cyflymdra traffic yn gadarn. Mae cyfathrebu da ymlaen llaw ac yn ystod y gwaith yn hanfodol. Yn naturiol bydd angen dulliau gweithio diogel ychwanegol yn yr amgylchiadau presennol.

Maes chwarae - cyfeirir at faes chwarae aml bwrpas ar gaeau'r Ysgol. Rwy wedi cefnogi'r cysyniad oleoli maes chwarae rhwng yr Ysgol a'r Clwb Rygbi, ond deallaf nad oes ddigon o le. Bydd angen cais cynllunio ar wahan am y maes chwarae, ac rwy'n ymwybodol bod cwestiynau gan y cymdogion a'r Cyngor Cymuned fell bydd angen trafod a darparu gwybodaeth digonol.

Arwyddion - bydd angen i holl arwyddion a thaflenni safle fod yn ddwyieithog Cymraeg & Saesneg.

Diolch,

Cyng. Alun Llewelyn.

Appendix G - Responses received from specialist consultees

From: Richard.Jones7@gov.wales <Richard.Jones7@gov.wales>
Sent: 09 April 2020 16:27
To: Mail Asbriplanning <mail@asbriplanning.co.uk>
Cc: LGC_Development_Control-South@gov.wales; Rhodri.Thomas@wsp.com
Subject: Land at Ysgol Gymraeg Ystalyfera, Glan Yr Afon, Ystalyfera, Swansea, SA9 2JJ School

Dear Asbri,

No objection from Welsh Government as Trunk Road Authority.

Kind regards

Richard Jones
Peiriannydd Ffyrdd / Route Engineer

[Is-adran Rheoli'r Rhwydwaith](#) - Network Management Division
[Trafnidiaeth](#) / Transport
[Llywodraeth Cymru](#) / Welsh Government
[Parc Cathays](#) / Cathays Park
[Caerdydd](#) / Cardiff

Ffôn / Tel: 03000 256573

Mr. Phil Baxter
Asbri Planning Limited
Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS

Dyddiad / Date: 30 April 2020

Annwyl / Dear Mr. Baxter

**STATUTORY PRE-APPLICATION CONSULTATION - TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 AS AMENDED.**

**BWRIAD / PROPOSAL: PHASE 3 OF SCHOOL REDEVELOPMENT COMPRISING
CONSTRUCTION OF TWO STOREY SCHOOL BUILDING
AND ASSOCIATED WORKS**

**LLEOLIAD / LOCATION: LAND AT YSGOL GYMRAEG YSTALYFERA, GLAN YR
AFON, YSTALYFERA, SWANSEA, SA9 2JJ**

Thank you for providing a requisite notice to us under Article 2D of the above Order. We received a copy of your proposed application on 3 April 2020.

Based on the information provided, we have significant concerns with the proposed development. To overcome these concerns, we would recommend to the planning authority that the following requirement should be met before permission is granted and the conditions listed below are attached to the permission. Otherwise, we would object to the planning application.

Requirement: Submission of an updated Ecological Appraisal Report to clarify the apparent difference in mitigation measures between those outlined in the already submitted EPS Licence application and the details laid down in above report. To be provided prior to determination.

Condition: Prior to commencement of works on site, the applicant will submit an amended Construction Environmental Management Plan (CEMP), as detailed in this letter and to the satisfaction of the Local Planning Authority (LPA).

Condition: The Land Contamination conditions, outlined in this letter will be added to any planning permission, the LPA may be minded to grant

European Protected Species (Bats)

We note the submission of the following documents:

Croesewir goheblaeth yn y Gymraeg a'r Saesneg
Correspondence welcomed in Welsh and English

- 'Ysgol Gyfun Ystalyfera, Neath Port Talbot: Ecological Appraisal Report and Summary of Ecology Credits Available Under BREEAM Land Use and Ecology (Document Ref: E2094401/ Doc 01)', dated 2 April 2020, by Soltys Brewster (Ecology) Ltd;
- 'Tree Survey, Categorisation & Constraints Report', dated 31 March 2020, by Steve Ambler & Sons Tree Specialists Ltd, and;
- 'Drawing No. E2094401 - SBC - 00 - XX - DR - L - 101 (Revision 1) - Tree Protection Plan', dated April 2020, by Steve Ambler & Sons Tree Specialists Ltd / Soltys Brewster Ltd.

Section 3.13 of the Ecological Appraisal Report mentions that previous surveys for bats were undertaken in June-July 2018 (*Rob Colley Associates, 2018*), which identified a small *Pipistrellus* sp. roost in the contiguous pool & gym building's tower.

This section goes on to state that these building are to be demolished and that the demolition is required to follow the submitted mitigation strategy, by Rob Colley Associates, 2019, in accordance with the decision notice for planning application: P2019/0419.

Having reviewed the European Protected Species (EPS) licence application which has been submitted for the demolition, we have noted that there appear to be some discrepancies between the information provided in that application and the Ecological Appraisal Report, provided as part of the statutory pre-application consultation. These can be summarised as follows:

- 1) The mitigation proposed by Rob Colley relates to separate boxes at a corner of one building ("Double Decker"); with the licence application showing a custom-made corner box which has been constructed and has apparently already been installed. The installed box is suitable for the type of use and species observed.
- 2) However, the box appears not to have been installed on the "Double Decker" building as highlighted on page 2 of the Bat Mitigation Strategy (April 2019), which was submitted in support of planning application: P2019/0419. Instead, it appears that this custom-made bat box was added to the primary building, to the east of the proposed location.

We have no objection to this apparent change in location. However, we advise that you inform / discuss the apparent changes with the Local Planning Authority (LPA), as this may have implications in relation to planning application: P2019/0419.

Therefore, we advise that the Ecological Appraisal Report is updated, prior to submission of any future planning application to clarify the apparent difference in mitigation measures between those outlined in the already submitted EPS Licence application and the details laid down in above report.

Nevertheless, from a Favourable Conservation Status (FCS) perspective, the amended mitigation is comparable to the earlier proposals, and we would not object on the basis of either the mitigation proposed by Rob Colley in his report or the subsequently modified proposals provided to us as part of the EPS licence application.

Legislation and policy

All species of British bats are European Protected Species, legally protected under The Conservation of Habitats and Species Regulations 2017. Legal protection relates to the animals themselves and the places they use to rest and breed.

Where a European Protected Species is present and development proposal is likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three requirements set out in the legislation. One of these requires that the development authorised will 'not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status (FCS) in their natural range.'

These requirements are translated into planning policy through Planning Policy Wales (PPW) January 2016, section 5.5.11 and 5.5.12, and Technical Advice Note (TAN) 5, Nature Conservation and Planning (September 2009). The planning authority should take them into account when considering development proposals where a European Protected Species is present.

Pollution Prevention

We note the submission of the document entitled; '*Construction Management Plan (Incorporating the Construction Phase Plan, Environmental Management Plan and Quality Plan)*', dated 19 March 2020, by Andrew Scott Limited.

We would advise the Local Planning Authority (LPA) that the above document is conditioned as part of any future planning application. However, we wish to highlight that Section 1.5 of the plan refers to the 'Environment Agency.' This should be changed to: 'Natural Resources Wales (NRW).'

In addition, we advise that Section 6 of the 'EMERGENCY SPILL RESPONSE PLAN', is updated to include the correct telephone number for contacting / reporting incidents to NRW, as the one currently provided is for the Environment Agency. The number should be: 0300 065 3000.

Geoscience

We note the submission of the document entitled; '*Proposed Development at Ysgol Gyfun Ystalyfera School: Phase III Scheme - Preliminary Risk Assessment / Desk Study (Report No. Q022/PRA)*', dated March 2020, by Quantum Geotechnic Limited

We support the recommendations for further surveys and assessment work made in Section 7 of the report. Should an application for full permission be made, based on the existing information, we would advise that the following conditions be added to any planning permission the Local Planning Authority (LPA) may be minded to grant.

However, please be aware that our comments may be subject to change should the proposed '*further work*' be completed prior to the submission of the full planning application and the results of the investigation are provided with that application. We note that the '*Preliminary Risk Assessment*' part of the first condition, has largely been completed.

Preliminary Risk Assessment

- Condition: No development shall commence until the following components of a scheme to deal with the risks associated with contamination at the site, has been submitted to and approved in writing by the Local Planning Authority.
1. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site
 2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The remediation strategy and its relevant components shall be carried out in accordance with the approved details.

Justification: To ensure the risks associated with contamination at the site have been fully considered prior to commencement of development as controlled waters are of high environmental sensitivity; and where necessary remediation measures and long-term monitoring are implemented to prevent unacceptable risks from contamination

Verification Report

Condition: Prior to the occupation of the development a Verification Report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be carried out in accordance with the approved details.

Justification: To ensure the methods identified in the verification plan have been implemented and completed and the risk associated with the contamination at the site has been remediated prior to occupation or operation, to prevent both 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.

Unsuspected Contamination

Condition: If, during development, contamination not previously identified is found to be present at the site then no further development (*unless otherwise agreed in writing with the Local Planning Authority*) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

Justification: To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks. A site investigation may not uncover all instances of contamination and this condition ensures that contamination encountered during the development phase is dealt with appropriately.

Surface Water Drainage

Condition: No infiltration of surface water drainage into the ground Site is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Justification: To prevent both new and existing development from contributing to or being put at unacceptable risk from or being adversely affected by unacceptable levels of water pollution.

Piling

Condition: No development shall commence until details of piling or any other foundation designs using penetrative methods sufficient to demonstrate that there is no unacceptable risk to groundwater have been submitted to and approved in writing by the Local Planning Authority. The piling/foundation designs shall be implemented in accordance with the approved details.

Justification: Piling/foundation details should be submitted to ensure there is no unacceptable risk to groundwater during construction and methods/design are agreed prior to the commencement of development or phase of development.

Other Matters

Please note, if further information is prepared to support an application, it may be necessary for us to change our advice in line with the new information.

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance.

In addition to planning permission, you are advised to ensure all other permits/consents/licences relevant to the development are secured. Please refer to our [website](#) for further details.

Further advice on the above matters could be provided prior to your planning application being submitted, however there would be a charge for this service. Additional details are available on our [website](#).

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

Aled Roderick
Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales

Phil Baxter
Asbri Planning

mail@asbriplanning.co.uk

Eich cyfeirnod
Your reference

Ein cyfeirnod
Our reference

Dyddiad
Date

24 April 2020

Llinell uniongyrchol
Direct line

03000 257894

E-bost
Email:

Cadwplanning@gov.wales

Dear Mr Baxter

**Pre-Planning Application – School redevelopment, Land at Ysgol Gymraeg
Ystalyfera, Glan Yr Afon, Ystalyfera, Swansea, SA9 2JJ**

Thank you for your letter of 3 April 2020 inviting our comments on the statutory pre-planning application consultation for the proposed development as described above. The following comments are based on information made available to us as part of the pre-application consultation and we will review our comments when we are consulted on the final planning application.

Advice

Having carefully considered the information provided with this pre-planning application, we have no objections to the proposed development.

Our role

Our statutory role in the planning process is to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled monuments, registered historic parks and gardens, registered historic landscapes where an Environmental Impact Assessment is required and development likely to have an impact on the outstanding universal value of a World Heritage Site. We do not provide an assessment of the likely impact of the development on listed buildings or conservation areas, as these are matters for the local authority.

It is for the local planning authority to weigh our assessment against all the other material considerations in determining whether to approve planning permission.

National Policy

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), Technical Advice Notes and related guidance.

Mae Gwasanaeth Amgylchedd Hanesyddol Llywodraeth Cymru (Cadw) yn hyrwyddo
gwaith cadwraeth a gyflwr amgylchedd hanesyddol Cymru a gwerthfawrogiad ohono.

The Welsh Government Historic Environment Service (Cadw) promotes the conservation
and appreciation of Wales's historic environment.

Rydym yn croesawu gohebiaeth yn Gymraeg ac yn Saesneg.
We welcome correspondence in both English and Welsh.



BUDDSODDWR MEWN POBL
INVESTOR IN PEOPLE



PPW ([planning-policy-wales-edition-10.pdf](#)) explains that the conservation of archaeological remains is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains, whether scheduled or not, and their settings are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in an adverse impact on a scheduled monument (or an archaeological site shown to be of national importance) or has a significantly damaging effect upon its setting. [Technical Advice Note 24: The Historic Environment](#) elaborates by explaining that there is a presumption against proposals which would involve significant alteration or cause damage, or which would have a significant impact on the setting of remains.

PPW also explains that local authorities should protect parks and gardens and their settings included in the first part of the Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales, and that the effect of a proposed development on a registered park or garden or its setting should be a material consideration in the determination of a planning application.

Finally, there may also be undesignated historic assets that could be affected by the proposed development and, if you have not already done so, we would advise that you consult the Historic Environment Record held by the Glamorgan-Gwent Archaeological Trust; www.ggat.org.uk

Yours sincerely

Nick Segust
Diogelu a Pholisi / Protection and Policy

For the attention of Mr Phil Baxter - Director
Asbri Planning Ltd

[By email: mail@asbriplanning.co.uk]

Your Ref: PB/LG: S20.118

06 April 2020

Dear Mr Baxter

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended 2016)

Schedule 1C Article 2D - Consultation before applying for planning permission

Phase 3 of school redevelopment comprising construction of two storey school building and associated works.

Ysgol Gymraeg Ystalyfera, Glan Yr Afon, Ystalyfera, Swansea, SA9 2JJ

Thank you for your notification of 03 April 2020 seeking the pre-application views of the Coal Authority on the above.

I have checked the site location plan (Drawing No. A-039101 Revision P01) against our coal mining information and can confirm that, whilst this phase of the development falls within the coalfield, it is located outside the defined Development High Risk Area meaning that there are no recorded coal mining legacy hazards at shallow depth that could pose a risk to land stability.

Accordingly, there is no requirement to submit a Coal Mining Risk Assessment in support of a planning application for the redevelopment of this site. The Local Planning Authority will not consult the Coal Authority on any planning application for this site.

Yours sincerely

D Roberts

Deb Roberts *M.Sc. MRTPI*
Planning & Development Manager

Disclaimer

The above consultation response is provided by The Coal Authority as a Statutory Consultee and is based upon the latest available data on the date of the response, and electronic consultation records held by The Coal Authority since 1 April 2013. The comments made are also based upon only the information provided to The Coal Authority by the Local Planning Authority and/or has been published on the Council's website for consultation purposes in relation to this specific planning application. The views and conclusions contained in this response may be subject to review and amendment by The Coal Authority if additional or new data/information (such as a revised Coal Mining Risk Assessment) is provided by the Local Planning Authority or the Applicant for consultation purposes.



Developer Services
PO Box 3146
Cardiff
CF30 0EH

Tel: +44 (0)800 917 2652
Fax: +44 (0)2920 740472
Email: developer.services@dwr-cymru.com

Gwyneddwr Dwr Cymru
Post 3146
Cardiff
CF30 0EH

+44 (0)800 917 2652
+44 (0)2920 740472
developer.services@dwr-cymru.com

Mr Phil Baxter
Asbri Planning Ltd.
Unit 9 Oak Tree Court
Cardiff Gate Business Park
Cardiff
CF23 8RS

Date: 24/04/2020
Our Ref: PPA0004776

Dear Mr Baxter,

Grid Ref: 277091, 208839

Site Address: Land at Ysgol Gyfun, Glan Yr Avon, Ystalyfera
Development: Schedule 1C Article 2D - Land at Ysgol Gyfun Ystalyfera,

We refer to the letter received and your formal request for a pre-application consultation response from Dŵr Cymru Welsh Water, as a 'Specialist Consultee' as defined by Paragraph (y) of Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, before applying for planning permission. It is acknowledged that the consultation request relates to a major development site and thus seeks a substantive response within 28 days from the date of the notice, 3rd April 2020, as per the requirements of Article 2E.

This request includes our views on the capacity of our network of assets and infrastructure to accommodate your proposed development and by response we offer no objection subject to the following standing advice which should be taken into account within any future planning application for the proposal:

SEWERAGE

We have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system. Notwithstanding this, we would advise that the site is crossed by foul water public sewers with their approximate position being marked on the attached Statutory Public Sewer Record. In accordance with the Water Industry Act 1991, Dŵr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. However, having regard to the accompanying 'Proposed Site Plan' (Drawing No. A-069001), it appears the proposed development would be situated outside the protection zone of the public sewers measured 3 metres either side of the centreline and therefore acceptable in principle. Nonetheless, it is recommended that the developer carry out a survey to ascertain the location of this sewer and establish its relationship to the proposed development and should be referred to in the 'Proposed Site Plan' (Drawing No. A-069001), for the purposes of any forthcoming planning application. Further information regarding Asset Protection is provided in the attached Advice & Guidance note.

glas
The Glas Group
Wales Water is owned by Glas - a 'not-for-profit' company.
Wales Water is owned by Glas - a 'not-for-profit' company.
Wales Water is owned by Glas - a 'not-for-profit' company.

We welcome correspondence in
Welsh and English.
Glas Cymru Cymru, a limited company registered in
Wales, no 2064771. Registered office: 1st floor, 1st road,
Nelson, Wrexham, Cheshire, CH4 8 1D

Glas Cymru Cymru, a limited company registered in
Wales, no 2064771. Registered office: 1st floor, 1st road,
Nelson, Wrexham, Cheshire, CH4 8 1D

As of 7th January 2019, this proposed development may be subject to Schedule 3 of the Flood and Water Management Act 2010. In the event this proposed development amounts to a total impermeable area of 100sqm or more, approval of Sustainable Drainage Systems (SuDS) features will be required in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. It would therefore be recommended that the developer engage in consultation with Neath Port Talbot County Borough Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, Dwr Cymru Welsh Water is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation.

You may need to apply to Dwr Cymru Welsh Water for any connection to the public sewer under Section 106 of the Water Industry Act 1991. However, if the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

You are also advised that some public sewers and lateral drains may not be recorded on our 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 you may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus in and around your site. Please be mindful that under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

SEWAGE TREATMENT

No problems are envisaged with the Wastewater Treatment Works for the treatment of domestic discharges from this site.

WATER SUPPLY

A water supply can be made available to service this proposed development

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.



Welsh Water is owned by Cyrenx – a 'not-for-profit' company.
Iatw Cyrenx Cyrenx Cyrenx Cyrenx

We welcome correspondence in
Welsh and English

Cyrenx Cyl, a limited company registered in
Wales no 2084777. Registered office: Cyrenx Cyl,
Nelson, W10 6LW. Tel: 01455 511111

Welsh Water is owned by Cyrenx – a 'not-for-profit' company.

Cyrenx Cyl, a limited company registered in
Wales no 2084777. Registered office: Cyrenx Cyl,
Nelson, W10 6LW. Tel: 01455 511111

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services

***Please Note** that demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.*



Wales Water is owned by **Gwynedd** – a 'not-for-profit' company.
Mae **Gwynedd** yn ddwyddyn **Gwynedd** –

We welcome correspondence in
Welsh and English

Gwynedd Cyf, a limited company registered in
Wales no 2566777. Registered office: **Gwynedd**,
Nelson, **Gwynedd** CH48 8 15

Gwynedd Cyf, a limited company registered in
Wales no 2566777

Gwynedd Cyf, a limited company registered in
Wales no 2566777. Registered office: **Gwynedd**,
Nelson, **Gwynedd** CH48 8 15

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

The Town and Country Planning (Development Management Procedure)
(Wales) Order 2015 (as amended)

HEAD OF ENGINEERING & TRANSPORT

OBSERVATIONS

PLANNING APPLICATION NO: N/3/20/0003/00
APPLICANT: ASBRI PLANNING
LOCATION: LAND AT YSGOL GYMRAEG YSTALYFERA,
GLAN YR AFON, YSTALYFERA, SA9 2JJ
PROPOSAL: PHASE 3 OF SCHOOL REDEVELOPMENT
COMPRISING OF TWO STOREY SCHOOL
BUILDING AND ASSOCIATED WORKS

The Highway Authority, in responding to the above application, provides the following substantive response:

No comment	☐
No objection (subject to any specified conditions below)	☐
Concerns have been identified (see below for how those concerns can be addressed by the applicant)	☒
Objection – on the grounds set out below	☐

MY OBSERVATIONS ON THIS PAC PROPOSAL ARE AS FOLLOWS:-

Highways

1. Car parking spaces for the whole site in total. I would recommend that details of staff numbers for both Primary/Junior together with Secondary school be submitted along with the amount of total car parking spaces currently and proposed on site. We need to ensure that we have enough car parking spaces for staff (part-time and full-time). Additional spaces, if any, can be used by 6th form students!
2. Having reviewed the CMP it was found that there are a few details missing from the CMS part of the document, therefore I have provided the list of details/information required for a CMS, they are as follows:-
 - a. the parking of vehicles of site operatives and visitors detailed route shown within the site compound area.
 - b. loading and unloading of plant and materials location shown on plan.

- c. storage of plant and materials used in constructing the development location shown on plan.
 - d. location of wheel washing facilities
 - e. measures to control the emission of dust and dirt during construction.
 - f. Timings of deliveries.
 - g. Details of delivery routes within the site.
 - h. Timing of construction operation.
 - i. The Env Management Plan refers to other modes of transport for construction staff. No details of cycle bays shown.
3. A Traffic Impact Analysis (TIA) is required for all schools in accordance with TAN18. However, during COVID -19 assessments and surveys are not achievable. The school has undertaken a TIA for the previous phases of the school therefore possibly this data can be used as a baseline whilst providing forecast to encompass the addition phase.
4. Travel plan is required which should form part of the TIA. A travel plan shall be submitted for approval by the local planning authority and shall include a monitoring regime that shall commence from first beneficial use of any building. Full monitoring shall be undertaken in the 1st, 3rd and 5th year, with an interim report in the 2nd and 4th year. After five years of operating the first travel plan, a further travel plan shall be submitted for approval by the local planning authority addressing any issues that have failed to reduce the use of the car and meet the agreed targets set in the travel plan. The assessment of this travel plan shall continue every five years in accordance with the above monitoring.
5. Along the one-way access which varies in width and currently facilitates buses, staff and 6th form student cars. Is there a possibility to implement a footway on the new build side of the highway, to provide safe refuse for pupils, visitors and staff, whilst sustaining or allowing for a minimum of 3.7m width carriageway for buses, cars and emergency services – happy to discuss further.

Surface Water Drainage

6. A drainage scheme/statement shall be submitted which shows the measurements undertaken and implemented on site during the construction life cycle, that mitigates surface and ground water migration and displacement from causing a flooding nuisance and adversely affecting adjoining land and land downstream.

7. SAB approval will be required prior to any work commencing. To commence work is a breach of SAB approval required under Paragraph 7 (1) Schedule 3 of the Flood and Water Management Act 2010 whereby legal action will be taken by the Authority under The Sustainable Drainage (Enforcement) (Wales) Order 2018. Guidance and applications can be found on <https://www.npt.gov.uk/17534>

SIGNED:  DATE: 30/04/2020
HEAD OF ENGINEERING & TRANSPORT

PAC REF: N320000300-JWG

|

Appendix H - Responses received from 'other' consultees

From: Rob Dunning <Rob@ggat.org.uk>
Date: 9 April 2020 at 09:55:14 BST
To: Kate Stevens <Kate@asbriplanning.co.uk>
Subject: RE: Land at Ysgol Gymraeg Ystalyfera

Dear Kate,

Many thanks for the pre-application enquiry. We have consulted the regional Historic Environment Record (HER) and note there are no known sites within, or in close proximity to, the proposed development areas. Similarly a review of historic Ordnance Survey mapping of the area indicates no archaeologically significant structures or features. Furthermore, we note that the site has been previously subject to at least partial development, as such any potential remains are likely to have been adversely affected by construction works. Therefore it is unlikely that significant remains will be encountered during the course of the proposed works.

Should a similar application to the one you have outlined be submitted, we would be unlikely to recommend any pre-determination works, or that any archaeological conditions are attached to any consent. This is consistent with previous pre-application enquiries for this site (our ref. NPT0569).

Should you require anything further, please get in touch.

Regards,

Rob

Rob Dunning BSc MCIFA
Archaeological Planning Officer
Glamorgan-Gwent Archaeological Trust Ltd
Heathfield House
Heathfield



Neath Police Station
Gnoll Park Road
Neath
SA11 3BW

Tel 07815 953 028

Michael.Harvey2@south-wales.pnn.police.uk

1st May 2020

Asbri Planning
Cardiff

Dear Sir/Madam

|

Re: Ysgol Gymraeg Ystalyfera Phase 3.

In respect of the above proposed development, I would have the following observations to make with a view to the development achieving the Secured by Design (SBD) Gold Award.

(i). Perimeter security.

The school must be protected by fencing and gates that meets the standards specified by Secured by Design. The fencing must be robust e.g. weld mesh or expanded metal, at least 2.4 metres high and preferably ground on a hard surface or buried. Gates must be the same specification and height as the fencing and lockable.

It was agreed at a meeting for the first stage that perimeter security would be installed at the final stage of the school redevelopment.

(ii). Security lighting.

The whole building must be protected by lighting. The lighting must be compatible and enhance CCTV coverage on site, e.g. metal halide.

(iii). CCTV.

CCTV cameras must be sited protecting the whole outside of the building, main entrances,

Mae Heddlu De Cymru yn croesawu derbyn gohebiaeth yn Gymraeg a Saesneg.
Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd
gohebu yn Gymraeg yn arwain at oedi.

South Wales Police welcomes receiving correspondence in Welsh and English.
Any correspondence received in Welsh will be answered in Welsh and corresponding
in Welsh will not lead to a delay in responding.

Prif Gwnstabl Matt Jukes QPM, MA(Oxon)MSc. Chief Constable

vehicle parking areas, and bike and bin stores.

The cameras must be sited in elevated positions and protected against vandalism.

The General Data Protection Regulations (GDPR) must be complied with, and any images produced must be admissible in a court of law.

(iv). External refuse and hazardous material stores.

These should be located away from the main buildings. The storage areas must be secure to prevent arson.

(v). Planting and maintenance.

All bushes and plants should ideally only grow to a maximum height of 1 metre. Trees must be planted in locations that do not obstruct CCTV or lighting and must be located away from the perimeter security and buildings.

Maximum surveillance must be maintained across the whole site.

(vi). Roof access.

There must be no design features that allow climbing and access to the roof. All drain pipes must be within the fabric of the building or designed to be difficult to climb e.g. flush fitting.

(vii). Building shell.

The shell of the building must be constructed of brick or a material of similar strength to a height of at least 2 metres from the ground.

There must be only one main public entrance into the building if possible.

(viii). Access control.

Access from the reception area and from public areas into private or semi-private areas must be controlled and restricted via access control e.g. fob or swipe card.

Access into rooms where there is sensitive material or valuable equipment must also be controlled via access control. Such rooms must be secure areas when they are not in use.

I would like to see an ability to lock down the site securely should there be an increase in threat and that appropriate doors and locking mechanisms are in place to achieve a reasonable delay both externally and internally creating layers of delay.

The doors leading into the event spaces need to be able to be secured and give some resilience and delay from a determined intrusion. This will allow time for escape and a delay to allow a response. There needs to be a means to communicate a threat throughout the building in order to facilitate a lock down of the building, i.e. alarm or tannoy system.

(ix). Door security.

All external doors fitted must, where possible, meet the standards specified by Secured by Design i.e. PAS 24 2016, LPS 1175 SR2 or equivalent and be third party certificated.

Doors that are described as fire doors, or where fire performance is declared or implied, are required to have third-party certification for both security and fire performance. Fire doors must not have external door furniture fitted.

Glass in door panels or adjacent to doors must be laminated.

(x). Window security.

Vulnerable windows must, where possible, meet the Secured by Design Standard LPS 1175 SR2, PAS 24 2016 or equivalent, and be third party certificated.

All glass in vulnerable windows must be laminated.

(xi). Intruder alarm system.

The whole building, including the upper floors, must be protected by an alarm system linked to a central monitoring station. Any alarm wires must be protected so in the event of the alarm wires being cut the central monitoring station will be notified. The alarm must be capable of being zoned off to protect unoccupied parts of the school when other areas are being used.

Fire doors must be alarmed and any rooms with valuable equipment or information in must also be alarmed.

For further information please visit the Secured by Design website www.securedbydesign.com.

If you or the developer require discussing any of the points outlined in this report please do not hesitate to contact me.

Yours Sincerely

Mike Harvey

Designing out Crime Officer

Please Note.

For the Secured by Design Award to be made PAS 24 2016 doors and windows must be visibly and preferably permanently marked PAS 24 2016.

Mae Heddlu De Cymru yn croesawu derbyn gohebiaeth yn Gymraeg a Saesneg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

South Wales Police welcome's receiving correspondence in Welsh and English. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.