

PRE-APPLICATION CONSULTATION REPORT

**YSGOL RHOSAFAN,
PORT TALBOT**

May 25



Summary

Proposal

Demolition of the existing primary school and Tir Morfa Centre and construction of a new school, sports pitch, play facilities, highway and access works, plant, substation, sprinkler tank and associated works

Location

Rhosafan Primary School, Port Talbot

Date

May 25

Project Reference

24.142

Client

Neath Port Talbot County Borough Council and Morgan Sindall

Product of

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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

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

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

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Responses received from specialist consultees

Appendix G

Responses received from 'other' consultees

Introduction

- 1.1 Asbri Planning have been instructed by Neath Port Talbot County Borough Council and Morgan Sindall to undertake a Pre Application Consultation (PAC) and prepare a subsequent report in respect of the Demolition of the existing primary school and Tir Morfa Centre and construction of a new school, sports pitch, play facilities, highway and access works, plant, substation, sprinkler tank and associated works at Rhosafan Primary School, Marine Drive, Port Talbot, SA12 7NN.
- 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;
 - Undertake publicity before application for Planning Permission (Section 2C)
 - By displaying a site notice (Schedule 1B) in at least one place on or near the land to which the proposed application relates for not less than 28 days;
 - By serving notice (Schedule 1B) to any owner or occupier of any land adjoining the land to which the proposed application relates; and
 - By making a draft valid planning application information available publicly for no less than 28 days. As per the guidance, when this takes the form of a webpage where the requisite information is freely available, the applicant must advertise a local library where residents are able to access the documents online.
 - Consult before applying for Planning Permission (Section 2D)
 - By serving notice (Schedule 1B) on community consultees; and
 - By serving notice (Schedule 1C) on specialist consultees.
- 1.4 Section 2E places a duty placed upon specialist consultees to provide a substantive response to pre-application consultation within 28 days.
- 1.5 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");
 - Responded to consultations received from any person consulted under Section 61Z (3) or (4) of the 1990 Act; and
 - Taken account of the responses received.
- 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 specialist 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 19th March 2025 until the 16th April 2025 inclusive. A copy of the site notice is contained at Appendix A. Asbri Planning hereby declare on behalf of Neath Port Talbot County Borough Council and Morgan Sindall that the Site Notice was displayed in at least one place on or near the development site therefore the provisions of Section 2(C)(1)(a)(i) of the 2016 Order have been complied with;
- 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 19th March 2025 until the 16th April 2025 inclusive. Computer facilities were identified to view the application at Sandfields Library, 8 Morrison Rd, Port Talbot SA12 6TG, between the hours of 9;30am – 12;30 pm and 2pm – 5pm on Weekdays. 9;30am – 12;30 pm on Saturdays and the library is closed on Sundays. The following plans and documents were made available for inspection as show on the screenshot provided at Appendix C.

Table 1: list of proposed plans

Plan title	Drawing reference
Site Location Plan	26CC04-ARC-30-ZZ-D-A-100000-P3
Existing Site Plan	26CC04-ARC-30-ZZ-D-A-100001-P3
Demolition Plan	26CC04-ARC-30-ZZ-D-A-100002-P1
Proposed Site Block Plan	26CC04-ARC-30-ZZ-D-A-100101-P3
General Arrangement Plans	26CC04-ARC-31-ZZ-D-A-200000-P10
General Arrangement Plan - Roof	26CC04-ARC-31-ZZ-D-A-200001-P10
Planning Elevations	26CC04-ARC-32-ZZ-D-A-200500-P4
Planning Sections	26CC04-ARC-33-ZZ-D-A-200600-P2
Drainage Layout	26CC04-HYD-52-XX-D-CS-3000 -P06
Green Infrastructure Strategy	26CC04-FRL-30-XX-D-L-2020
Proposed Site Layout Block Plan	26CC04-FRL-30-XX-D-L-1500
Proposed Winter Garden Layout Plan	26CC04-FRL-30-XX-D-L-1501

Table 2: list of Documents

Document	Author
Application Forms	Asbri Planning
Design and Access Statement	Arcadis
Planning Statement	Asbri Planning
Topographical Survey	Gwalia Surveyors
Baseline Noise Survey	Formant
Bat Surve	Ecological Services
Energy Statement_P01	Stantec
Green Infrastructure Statement	Fenton Reece
Ground Investigation Report	Tetra Tech
Preliminary Ecological Assessment	Ecological Services
Transport Assessment	Asbri Transport
Travel Plan	Asbri Transport

- 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 16th April 2025.

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	
Councillor Oliver Stewart Davies	cllr.o.s.davies@npt.gov.uk
Councillor Suzanne Paddison	cllr.s.paddison@npt.gov.uk
Councillor Robert William Wood	cllr.r.w.wood@npt.gov.uk

- 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;

- The Health and Safety Executive
- Trunk Road Agency
- Local Highway Authority
- The Coal Authority
- Natural Resources Body for Wales
- Cadw
- The Sport Council for Wales
- The water and sewerage undertaker concerned
- Fire and rescue

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

Other consultees

- 3.6 The client has gone beyond the requirements of the 2016 Order and has decided to consult the following additional ('other') consultees;

- Western Power
- Wales and West Utilities
- Archaeological Trust
- Secure by design officer
- Laura Pack, Transport Strategy Manager, NPT Council
- Joanna Weeks, SAB & Highway Development, NPT Council

- 3.7 The above consultees were given notice that the responses were required within 28 days from the receipt of the notice.

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 to the site; and
- Notices were issued to the adjoining land owners and/or occupiers.

4.3 1 response was received between the date of issuing the letter and the time of the application submission. The nature of the correspondence received is summarised in the below table;

Table 4: Nature of the correspondence received	
Consultation Response	Number of Response
Support	0
Neither object nor support	2
Object	1
Total	2

4.4 The contents of these responses is summarised as follows:

Table 6: Neutral comments	
Comments received	Response
I am really concerned about parking in the area we have a massive problem now in the morning and afternoons where parents picking up children just park anywhere. I myself have had loads of occasions where I cannot get on or off my drive so what is the situation for parking with the new school??	The PAC includes detailed proposed plans and a Transport Assessment which details the parking proposals. The Parking SPG allows a reduction of 10% in the maximum parking requirements based on the sustainability assessment of a site. Therefore, based on the parking SPG, the maximum provision for the school would be 116 spaces, with an additional 15 parent drop off/pick up spaces. The development proposals provide for 107 spaces for staff, visitors and parent drop off/pick up and 3 mini bus spaces. The highway authority have comments providing no objection to the proposals.
Firstly, I would like to commend the overall design of the school and grounds—I think it's excellent. The incorporation of green space is particularly commendable, as it provides an enriching environment for children to learn and	Comments welcomed.

play while also offering valuable opportunities for adult learning.

However, I do have a significant concern regarding the placement of the sports and playing fields. As I understand, this is a primary school, and from a safeguarding perspective, the proposed location of the playing fields—directly facing the road—could present a heightened risk to child safety.

With my background as a former Consultant Nurse in Emergency Care, with safeguarding children within my portfolio, I have seen firsthand the risks associated with vulnerable children being in exposed areas. Situating the playing fields adjacent to the road could increase the risk of unauthorised access, including potential threats from individuals with court-imposed restrictions (such as Child Arrangement Orders, Prohibited Steps Orders, or Non-Molestation Orders).

To mitigate these risks, I strongly recommend relocating the playing fields to the rear of the school—which aligns with their current positioning—and bringing the school building closer to Marine Drive. This would create a natural barrier between the children and the public space, significantly enhancing their safety while maintaining the integrity of the school's design.

The comments have been noted by the design team.

The site layout has been developed to ensure the safety of students and secure boundaries are proposed to the sport pitch. The layout has been designed with pre-application discussions with the LPA. The site is constrained considering space and that the school needs to remain open whilst the new school is being built. This restricts the options available for varying the site layout and design.

Table 6: Comments in objection

Comments received	Response
I represent a community allotment group that has been working on the Tir Morfa site since 2019. The allotment was first designated from funds from the Prince's Trust, it was further expanded by two local counsellors. It accommodates over 15 small plots, a polytunnel and several raised beds. Currently it is used by Sandfields Community Allotment, and a Council-run group of older men with learning difficulties. The community group members have their own plots but share the purchase of compost, share equipment, support each other with watering and tending the garden space. At no time were we consulted about losing our space, although we have made representations to Stephen Kinnock MP, and to the local councillors.	The comments have been acknowledged by the design team and Community Garden provision has been added into the proposals.

Response to Community Consultees

Introduction

- 5.1 No Comments were received from Community Consultees.

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 F. Please note that any personal data has been redacted for data protection purposes in accordance with the General Data Protection Regulation (GDPR).

Fire and Rescue

No Objection

Comment The site plan/s of the above proposal has been examined, and the Fire and Rescue Authority would wish the following comments to be brought to the attention of the planning committee/applicant. It is important that these matters are dealt with early on in any proposed development:

- The Fire Authority has no comment to make on access for fire appliances or water supplies.
- The Fire Authority has no objection to the proposed development and refers the Local Planning Authority to any current standing advice by the Fire Authority about the consultation.

Response No action required.

Coal Authority

No Objection

Comment We have reviewed the site location plan provided and can confirm that the site falls within the Coal Authority's defined Development Low Risk Area. On this basis we have no specific comments to make.

Response No action required.

Cadw

No Objection

Comment Scheduled Monuments

GM358 Plas Baglan

GM428 Ruins of St Baglan's Church

GM445 Briton Ferry Dock Entrance

This response is given in response to a statutory pre-planning application for a new school and all associated works at Rhosafan Primary School, Marine Drive, Port Talbot, SA12 7NN.

The above scheduled monuments are located inside 3km of the proposed development, but intervening topography, buildings and vegetation block all views between them.

Consequently, the proposed development will have no impact on the settings of these scheduled monuments.

We, therefore, have no comment to make.

Response No action required.

SAB & Highway Development Control**No Objection**

Comment Following substantive preliminary discussions on the proposed redevelopment of the Rhosafan School and Tirmorfa Training Centre site. We offer no objection to the principle of the proposals. However, the following comments are provided for information on the PAC submission.

1. The proposed off-site highway works in relation to the formation of two new access points (access/egress) to the site from Marine Drive, inclusive of amendments to the existing traffic regulation orders opposite the site, shall be subject to Road safety Audit Stages 1 – 4 to be carried out in accordance with DMRB GG119 standards.

2. Staff, Parent drop off, Tirmorfa Centre users and Delivery times should be staggered to reduce the risk of queueing and congestion on Marine Drive which if not implemented could lead to road safety issues.

3. Electric Vehicle Charging Points - The site shall be provided with Electrical Vehicle Parking Spaces, as per Planning Policy Wales (11).

4. Due to the application of the sustainability methodology, and subsequent reduced number of car parking spaces allocated to the site to cover all the proposed uses. To ensure its compliance with the submitted Travel Plan, a Travel Plan Co-ordinator shall be appointed by the school or Local Education Authority, who will be responsible for implementing all travel plan measures to support the on-site parking provision reduction as detailed within the submitted Transport Assessment Document ref: T24.119.TA PAC dated 13.3.25 and the Travel Plan Document ref: T24.119 TP PAC dated 13.3.25. The Travel Plan Co-Ordinator role shall commence 3 months prior to the completion of the site redevelopment. Full monitoring shall take place in the 1st, 3rd and 5th year with an interim report in the 2nd and 4th year and submitted for the written approval by the Local Planning Authority. After five years of operating the first travel plan, a further travel plan shall be submitted for approval in writing by the Local Planning Authority to reduce the use of the car and meet the agreed targets set out in the first travel plan. The assessment of these travel plans shall continue every five years and a new plan submitted every time to be approved in writing by the Local Planning Authority.

Response The comments are noted.

EV charging is shown on the proposed plans.

NRW**No Objection**

Comment We have concerns with the application as proposed. However, we are satisfied that these concerns can be overcome by the planning authority attaching the following condition to any planning permission granted:

Condition 1: Land Contamination

Please note, without this condition, we would be likely to object to the planning application. Further details are provided below.

Land Contamination

We have reviewed the submitted desk study and site investigation report ('DTS and Ground Investigation Report – YGG Rhosafan, Port Talbot' by Tetra Tech Ltd, dated September 2024, revision: V2). We note that the site has only been used as a school from 1950s onwards on previously undeveloped land – although some made ground was observed. The only contaminant observed which slightly exceed EQS was copper (in both soil and groundwater), but as the exceedance was slight, we agree that the risk to controlled waters is low. Therefore, we would request that the following condition be imposed on any planning permission granted for the site.

Condition 1 – Unsuspected Contamination

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.

Reason

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.

Response Commented noted.

DCWW

No Objection

Comment Public Sewerage Network

The proposed development site is located in the immediate vicinity of a predominantly combined public sewerage system which drains to Afan Wastewater Treatment Works (WwTW). 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.

Surface Water Drainage

We acknowledge receipt of a 'Drainage Layout' (Drawing No. 26CC04-HYD-52-XX-D-CS-3000), which indicates proposals to dispose surface water flows via infiltration. It is therefore recommended that the developer consult with Neath Port Talbot County Borough Council as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features.

Foul Water Drainage – Sewerage Network

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. We advise that the flows can connect via the existing lateral drain, serving the former on-site premises.

Foul Water Drainage – Sewage Treatment

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

Potable Water Supply

We anticipate this development will require the installation of a new single water connection to serve the new premise. The provisions of Section 45 of the Water industry Act 1991 apply. We therefore rely on the Local Planning Authority to control the delivery of any required reinforcement or offsite works by way of planning condition at planning application stage.

Capacity is currently available in the water supply system to accommodate the development. Initial indications are that a supply can be made utilising the existing connection. We reserve the right however to reassess our position at planning application stage to ensure there is sufficient capacity available to serve the development without causing detriment to existing customers' supply as demands upon our water systems change continually.

Response Comments noted.

HSE

No Objection

Comment The proposed development site which you have identified does not currently lie within the consultation distance (CD) of a major hazard site or major accident hazard pipeline; therefore at present HSE does not need to be consulted on any developments on this site. However, should there be a delay submitting a planning application for the proposed development on this site, you may wish to approach HSE again to ensure that there have been no changes to CDs in this area in the intervening period.

Response No action required.

Trunk Road Agency

No Objection

Comment Further to your recent pre-application enquiry received in respect of the above, having reviewed the available information, I can confirm that Welsh Government Development Control do not wish to comment further.

Response No action required.

Response to other consultees

- 7.1 The following comments have been received following consultation with the 'other' consultees listed at paragraph 3.6. 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).

Heneb

No Objection

Comment We have consulted the regional Historic Environment Record (HER) and note there are no known archaeological sites within the proposed development area. Similarly, a review of historic Ordnance Survey mapping indicates no archaeologically significant features or structures in the vicinity. Modern aerial photography suggests that the standing structures are of relatively limited archaeological or architectural significance. Furthermore, previous ground intrusion activities required for their construction is likely to have had an adverse effect on any potential archaeological remains that may have been present. Overall it is unlikely that significant archaeological material will be encountered during the proposal.

As such, 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 No action required.

Secure by Design / South Wales Police

Comments

Comment (i). Perimeter security.

The whole of the site - school buildings, sport pitches, playgrounds etc. must be protected by fencing (as discussed). The fence must meet the Loss Prevention Standard LPS 1175 SR1, should be at least 2.4 metres high, weld mesh, expanded metal or similar, and be of a design that is difficult to climb over. Fencing must be preferably ground on a hard surface or embedded in the ground. There must be nothing adjacent to the fencing to assist criminals in climbing over it and therefore gaining access into the school grounds.

Gates must be of the same height and specification as the fencing and must be kept locked when the school is unoccupied. Gates, other than the main entrance, must also be kept locked during school time. The gap under gates must be minimal to prevent persons from crawling under. If padlocks and chains are used to secure the gates they must meet appropriate security standards, e.g., Sold Secure.

Reason – To prevent crime and anti-social behaviour.

(ii). CCTV.

The external elevations of the school buildings, main entrances, public circulation areas, vehicle parking areas, bike and bin stores, and the pupil play areas must be protected by CCTV. The images produced must be admissible in a court of law and the General Data Protection Regulatory Act (GDPR) must be complied with. All CCTV cameras must be positioned in

elevated positions. During school hours the cameras could be monitored from the reception area.

The CCTV recording equipment should be kept in a locked, secure internal room protected by the alarm system. Signs must be prominently displayed stating CCTV is in operation if CCTV is operating on site.

Reason – To deter and detect crime. To comply with GDPR.

(iii). Lighting.

Lighting must protect the whole outside of the school buildings, bike stores, bin stores and vehicle parking areas. All fittings shall be vandal resistant and positioned in elevated positions. The lighting must be controlled by photo electric cells or time switches and must complement and enhance the CCTV coverage on site.

The lighting protecting the car parking area must meet the British Standard 5489.

Reason – To increase public safety and to complement and enhance CCTV.

(iv). Landscaping.

Planting ideally should be low level that grows to a maximum height of 1 metre. Trees must be sited in locations that do not interfere with CCTV and lighting or provide an assist to climbing over the perimeter security. They must also be away from the building and bare stemmed to 2 metres from the ground.

Reason – To increase surveillance.

(v). Signage.

Signs from the site entrance through to the school reception entrance must be clearly displayed and be multi-lingual. Signs indicating that CCTV is in operation must be located in prominent positions on site.

Reason – To deter crime and to comply with GDPR.

(vi). Vehicular parking area and access.

The vehicle parking area must be lit, the lighting meeting the British Standard 5489. It must be protected by CCTV, which should be monitored from reception during school opening hours. The boundary of the parking area must be clearly defined, and bays clearly marked. Vehicular access must be restricted to those areas necessary i.e., parking and service areas and access must be restricted to the entrance/exit point. Access into the car park must be controlled by a barrier system with access control fitted. Ideally staff parking would be separated from other car park users.

Reason – To restrict access and to prevent autocrime.

(vii). Bike stores.

Bike stores must be secure. They must be overlooked by rooms in the school and protected by lighting and CCTV. (please visit the SBD website www.securedbydesign.com for further information)

Reason – To prevent bike theft.

(viii). Refuse and recycling centre.

Waste disposal areas must be secure areas and sited away from the main buildings (as discussed), as they can be a target for arson or provide access to roofs and windows. The refuse and recycling centre should ideally be protected by doors/gates that meet SBD specification.

Reason – To prevent arson and access to floors above ground floor level.

(ix). External furniture.

External furniture must be located away from the buildings and perimeter security. They must be robustly constructed and either fixed in place or of a weight that is difficult to move.

Reason To prevent being climbing aids.

(x). Access to drainage and service areas.

Access to telephone junction points must if possible be prevented and manhole covers should be secured to prevent interference/removal.

Reason – To prevent metal theft.

(xi). Building shell security.

The design of the building must consider the need to prevent features that aid scaling or climbing, and hidden areas must be designed out. The building must be constructed of materials that are resistant to attack. The first two metres of the external walls must be brickwork or materials of a similar strength. Outside covered areas can be problematic and therefore must be protected by CCTV and lighting.

Reason -To prevent burglary and anti-social behaviour.

(xii). Access control.

Access into the school must be controlled and the school must be separated via access control from the community part of the building. Access into the main school must be controlled by access control. In addition, entry into all rooms where valuable equipment is sited e.g., offices, computer rooms etc. must be controlled and these rooms must be kept locked when not in use. I would like to see an ability to lock down the site, especially the school part, 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 buildings to facilitate a lock down of the building, i.e., alarm or tannoy system. In addition, external fire doors must not have an automatic release mechanism off the fire alarm but should be manually opened and released from the inside. This will protect the occupants from impingement from the outside should the building occupants be required to implement a 'Lock Down'.

Reason – To prevent opportunist crime and to protect staff and children.

(xiii). School entrances and visitor control.

The entrance for visitors must be clearly signed and well illuminated. All visitors must sign in and out and wear visitor badges.

Reason – To restrict visitors to areas and to identify them.

(xiv). Drainpipes.

Downpipes must be either flush fitting (i.e. square profile) or concealed within the cavities of the building. Access to the roof of the school must be made difficult.

Reason – To prevent access to upper floors and the roof area.

(xv). Doors.

All external doors must, where possible, meet the standards LPS 1175 SR2, PAS 24 2022 or equivalent, and must be third party tested and certificated. Fire doors must be alarmed so a signal on opening can be transmitted to the reception area. These doors must be signed to warn of alarm alert and have no visible external ironmongery fitted. Doors that are described as fire doors, or where fire performance is declared or implied, are required to have third-party certification for smoke, security and fire performance. All glazing to external door panels and adjacent to these door panels must be laminated.

Reason – To prevent burglary and to protect pupils and staff.

(xvi). Windows.

All external vulnerable windows must, where possible, meet SBD standards i.e. LPS 1175 SR2, PAS 24 2022 or equivalent and be third party tested and certificated. Any glazing in vulnerable windows must be laminated glass.

Reason – To prevent burglary.

(xvii). Reception Areas

Reception areas should be designed to allow escape for staff. Counters should be deep enough to reduce the threat from persons lunging at staff to attack them. Alternatively, a laminated screen can be placed on the countertop to protect staff from attack. Ideally there should also be a secured escape room behind the reception desk for staff to take shelter to create a delay from any potential attack.

Reason – To protect staff.

(xviii). Intruder alarm system.

The school must be alarmed with the alarm system linked to a central monitoring station. Any alarm wires must be protected. All rooms where valuable property e.g., ipads, are located must be protected by the alarm system. The alarm must be capable of being zoned off, so unoccupied areas of the school are alarmed when other parts of the school, e.g., community areas, are in use and are therefore not alarmed. Consideration must be given to having a personal attack alarm installed linked to the intruder alarm system and central monitoring station. The panic buttons should be in areas where staff are more vulnerable e.g., head teacher's office, meeting rooms, reception area etc.

Reason – To deter and detect intruders.

Response The comments have been considered by the design team. The DOCO will continue to be engaged through the application process.

Conclusion

- 8.1. Asbri Planning have been instructed by Neath Port Talbot County Borough Council and Morgan Sindall to prepare a PAC Report to demonstrate that appropriate pre-application consultation has been carried out in respect of the Demolition of the existing primary school and Tir Morfa Centre and construction of a new school, sports pitch, play facilities, highway and access works, plant, substation, sprinkler tank and associated works at Rhosafan Primary School, Marine Drive, Port Talbot, SA12 7NN.
- 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.
- 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 their location

Our Ref: 24.142

Date: 19 March 2025

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

SITE NOTICE

**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**

Demolition of the existing primary school and Tir Morfa Centre, and construction of a new school incorporating community facilities, a sports pitch, play areas, highway and access improvements, plant, and associated works

Rhosafan Primary School, Marine Drive, Port Talbot, SA12 7NN

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 hereby gives notice that Neath Port Talbot County Borough Council intends to apply to Neath Port Talbot County Borough Council for planning permission for the demolition of the existing primary school and Tir Morfa Centre, and construction of a new school incorporating community facilities, a sports pitch, play areas, highway and access improvements, plant, and associated works at Rhosafan Primary School, Marine Drive, Port Talbot, SA12 7NN.

You may inspect copies of the proposed application; the plans; and other supporting documents online at <https://www.asbriplanning.co.uk/statutory-pre-application-consultation/>. If you do not have direct access to the internet, computer facilities are available at Sandfields Library, 8 Morrison Rd, Port Talbot SA12 6TG, between the hours of 9;30am – 12;30 pm and 2pm – 5pm on Weekdays. 9;30am – 12;30 pm on Saturdays and the library is closed on Sundays.

Anyone who wishes to make representations about this proposed development must write to Asbri Planning Ltd via mail@asbriplanning.co.uk or Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS. All representations must be received by 16 April 2025.

Ein Cyf: 24.142
Dyddiad: 19 Mawrth 2025

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

HYSBYSIAD SAFLE

**CYHOEDDUSRWYDD AC YMGYNGHORI 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**

**Dymchwel yr ysgol gynradd bresennol a Chanolfan Tir Morfa ac adeiladu ysgol newydd
sydd yn cynnwys cyfleusterau cymunedol, cae chwaraeon, cyfleusterau chwarae, gwaith
priffyrdd a mynediad, peiriannau a gwaith cysylltiedig Ysgol Gynradd Rhosafan, Marine
Drive, Port Talbot, SA12 7NN**

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu 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 Cyf yn hysbysu bod Cyngor Bwrdeistref Sirol Castell-nedd a Port Talbot yn bwriadu gwneud cais i Gyngor Bwrdeistref Sirol Castell-nedd a Port Talbot am ganiatâd i ddymchwel yr ysgol gynradd bresennol a Chanolfan Tir Morfa ac adeiladu ysgol newydd sydd yn cynnwys cyfleusterau cymunedol, cae chwaraeon, cyfleusterau chwarae, gwaith priffyrdd a mynediad, peiriannau a gwaith cysylltiedig Ysgol Gynradd Rhosafan, Marine Drive, Port Talbot, SA12 7NN.

Gellwch archwilio copïau o'r cais arfaethedig; y planiau; a dogfennau ategol eraill ar-lein ar <https://www.asbriplanning.co.uk/statutory-pre-application-consultation/>. Os nad oes gennych fynediad uniongyrchol i'r rhyngwyd, mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon yn Llyfrgell Sandfields, 8 Heol Morrison, Port Talbot SA12 6TG, rhwng 9:30am – 12:30pm a 2pm – 5pm ar ddyddiau'r wythnos. 9:30am – 12:30pm ar ddydd Sadwrn ac mae'r llyfrgell ar gau ar ddydd Sul.

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at Asbri Planning trwy anfon ebost i mail@asbriplanning.co.uk neu neu drwy ysgrifennu at Asbri Planning, Uned 9 Oak Tree Court, Mulberry Drive, Parc Busnes Porth Caerdydd, CF23 8RS erbyn 16 Ebrill 2025.



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

[illegible]

Owner/Occupier	1 Marine Cl	Port Talbot	SA12 7NU	
Owner/Occupier	2 Marine Cl	Port Talbot	SA12 7NU	
Owner/Occupier	3 Marine Cl	Port Talbot	SA12 7NU	
Owner/Occupier	4 Marine Cl	Port Talbot	SA12 7NU	
Owner/Occupier	5 Marine Cl	Port Talbot	SA12 7NU	
Owner/Occupier	6 Marine Cl	Port Talbot	SA12 7NU	
Owner/Occupier	7 Marine Cl	Port Talbot	SA12 7NU	
Owner/Occupier	8 Marine Cl	Port Talbot	SA12 7NU	
Owner/Occupier	9 Marine Cl	Port Talbot	SA12 7NU	
Owner/Occupier	10 Marine Cl	Port Talbot	SA12 7NU	
Owner/Occupier	11 Marine Cl	Port Talbot	SA12 7NU	
Owner/Occupier	12 Marine Cl	Port Talbot	SA12 7NU	
Owner/Occupier	13 Marine Cl	Port Talbot	SA12 7NU	
Owner/Occupier	14 Marine Cl	Port Talbot	SA12 7NU	
Owner/Occupier	32 Pier Way	Port Talbot	SA12 7NS	
Owner/Occupier	30 Pier Way	Port Talbot	SA12 7NS	
Owner/Occupier	34 Pier Way	Port Talbot	SA12 7NS	
Owner/Occupier	36 Pier Way	Port Talbot	SA12 7NS	
Owner/Occupier	38 Pier Way	Port Talbot	SA12 7NS	
Owner/Occupier	40 Pier Way	Port Talbot	SA12 7NS	
Owner/Occupier	42 Pier Way	Port Talbot	SA12 7NS	
Owner/Occupier	44 Pier Way	Port Talbot	SA12 7NS	
Owner/Occupier	46 Pier Way	Port Talbot	SA12 7NS	
Owner/Occupier	48 Pier Way	Port Talbot	SA12 7NS	
Owner/Occupier	50 Pier Way	Port Talbot	SA12 7NS	
Owner/Occupier	52 Pier Way	Port Talbot	SA12 7NS	
Owner/Occupier	2 Tir Morfa Rd	Port Talbot	SA12 7PF	
Owner/Occupier	4 Tir Morfa Rd	Port Talbot	SA12 7PF	
Owner/Occupier	6 Tir Morfa Rd	Port Talbot	SA12 7PF	
Owner/Occupier	8 Tir Morfa Rd	Port Talbot	SA12 7PF	
Owner/Occupier	10 Tir Morfa Rd	Port Talbot	SA12 7PF	
Owner/Occupier	12 Tir Morfa Rd	Port Talbot	SA12 7PF	
Owner/Occupier	14 Tir Morfa Rd	Port Talbot	SA12 7PF	
Owner/Occupier	16 Tir Morfa Rd	Port Talbot	SA12 7PF	
Owner/Occupier	18 Tir Morfa Rd	Port Talbot	SA12 7PF	
Owner/Occupier	20 Tir Morfa Rd	Port Talbot	SA12 7PF	
Owner/Occupier	22 Tir Morfa Rd	Port Talbot	SA12 7PF	
Owner/Occupier	24 Tir Morfa Rd	Port Talbot	SA12 7PF	
Owner/Occupier	26 Tir Morfa Rd	Port Talbot	SA12 7PF	
Owner/Occupier	28 Tir Morfa Rd	Port Talbot	SA12 7PF	
Owner/Occupier	30 Tir Morfa Rd	Port Talbot	SA12 7PF	
Owner/Occupier	32 Tir Morfa Rd	Port Talbot	SA12 7PF	
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Owner/Occupier	36 Tir Morfa Rd	Port Talbot	SA12 7PF	

Owner/Occupier	38 Tir Morfa Rd	Port Talbot	SA12 7PF	
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Owner/Occupier	54 Tir Morfa Rd	Port Talbot	SA12 7PF	
Owner/Occupier	56 Tir Morfa Rd	Port Talbot	SA12 7PF	
Owner/Occupier	57 Tir Morfa Rd	Port Talbot	SA12 7PF	
Owner/Occupier	57A Tir Morfa Rd	Port Talbot	SA12 7PF	
Owner/Occupier	57B Tir Morfa Rd	Port Talbot	SA12 7PF	
Owner/Occupier	1 Chrome Avenue	Port Talbot	SA12 7RF	
Owner/Occupier	3 Chrome Avenue	Port Talbot	SA12 7RF	
Owner/Occupier	5 Chrome Avenue	Port Talbot	SA12 7RF	
Owner/Occupier	7 Chrome Avenue	Port Talbot	SA12 7RF	
Owner/Occupier	9 Chrome Avenue	Port Talbot	SA12 7RF	
Owner/Occupier	11 Chrome Avenue	Port Talbot	SA12 7RF	
Owner/Occupier	13 Chrome Avenue	Port Talbot	SA12 7RF	
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Owner/Occupier	23 Chrome Avenue	Port Talbot	SA12 7RF	
Owner/Occupier	25 Chrome Avenue	Port Talbot	SA12 7RF	
Owner/Occupier	27 Chrome Avenue	Port Talbot	SA12 7RF	
Owner/Occupier	31 Chrome Avenue	Port Talbot	SA12 7RF	
Owner/Occupier	29 Chrome Avenue	Port Talbot	SA12 7RF	
Owner/Occupier	Coastal Housing Group Limited	Third Floor	220 High Street	Swansea SA1 1NW
Neath Port Talbot County Borough Council	The Civic Centre	Port Talbot	SA13 1PJ	
Tai Tarian Limited	Ty Gwyn, Brunel Way	Baglan Energy Park, Briton Ferry,	Neath,	SA11 2FP
Skills & Training	Tir Morfa Centre	Marine Drive	SA12 7NN	

Our Ref: 24.142
Date: 19 March 2025

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

«Add1»
«Add2_»
«Add3»
«Add4_»

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

Dear owners and/or occupiers,



**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

Demolition of the existing primary school and Tir Morfa Centre, and construction of a new school incorporating community facilities, a sports pitch, play areas, highway and access improvements, plant, and associated works

Rhosafan Primary School, Marine Drive, Port Talbot, SA12 7NN

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Anyone who wishes to make representations about this proposed development must write to Asbri Planning Ltd via mail@asbriplanning.co.uk or Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS. All representations must be received by 16 April 2025.

Yours sincerely,



Llinos Hallett
Associate

Ein Cyf: 24.142

Dyddiad: 14 Mawrth 2025

«Add1»

«Add2_»

«Add3»

«Add4_»

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 0300 722 652
www.as



Annwyl berchnogion a/neu feddianwyr,

CYHOEDDUSRWYDD AC YMGYNGHORI 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

**Dymchwel yr ysgol gynradd bresennol a Chanolfan Tir Morfa ac adeiladu ysgol newydd sydd yn
cynnwys cyfleusterau cymunedol, cae chwaraeon, cyfleusterau chwarae, gwaith priffyrdd a
mynediad, peiriannau a gwaith cysylltiedig**

Ysgol Gynradd Rhosafan, Marine Drive, Port Talbot, SA12 7NN

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Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu i Asbri Planning trwy anfon ebost i mail@asbriplanning.co.uk neu drwy ysgrifennu i Asbri Planning Cyf, Uned 9 Oak Tree Court, Mulberry Drive, Parc Busnes Porth Caerdydd, CF23 8RS erbyn 11 Ebrill 2025.

Yr eiddoch yn gywir,



Llinos Hallett
Cydymaith

Appendix C - Screenshot of the Asbri Planning Website

An aerial perspective rendering of the proposed development at 1000 West 10th Avenue. The site is a large, irregularly shaped green field. In the upper left, there is a parking lot filled with cars. Several buildings are shown: a large, multi-story building with a blue roof and a curved section, and several smaller, single-story buildings with red and blue roofs. Many of the buildings have solar panels installed on their roofs. A winding path or road runs through the site, separating the buildings from a large, open green area in the lower right. The surrounding area is a dense urban environment with many other buildings visible in the background.

Anyone who wishes to make representations about this proposed development must do so by the 16th April 2025. We would encourage you to e-mail these to mail@adriplanning.co.uk, alternatively please download the [attached form](#), and send them to Adri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8BL.

16 Ddril 2025 Rydys yn eich amneg i e-bostio eich sylwadau at <mailto:info@ashbridgplanning.co.uk> neu
leian@ashbridgplanning.co.uk yn gymraeg at Ash Bridg Planning Ltd, Unit 9 Oak Tree Court, Malberry Drive,
Cardiff Gate Business Park, Caerdydd, CF23 8DZ.

- Plans
 - Architecture
 - [Site Location Plan](#)
 - [Demolition Plans](#)
 - [Existing Site Plan](#)
 - [General Arrangement Plan - Road](#)
 - [General Arrangement Plans](#)
 - [QA Plans](#)
 - [WJA Plans](#)
 - [Planning Drawings](#)
 - [Planning Sections](#)
 - [Proposed Site Block Plan](#)
 - [Topographical Survey](#)
 - [Landscape](#)

- [Application Forms](#)
- [Planning Statement](#)
- [Design and Access Statement Part 1](#)
- [Design and Access Statement Part 2](#)
- [Design and Access Statement Part 3](#)
- [Design and Access Statement Part 4](#)
- [Design and Access Statement Part 5](#)
- [Reserve Notice Survey](#)
- [Bat Survey](#)
- [Green Infrastructure Statement](#)
- [Ground Investigation Report Part 1](#)
- [Ground Investigation Report Part 2](#)
- [Ground Investigation Report Part 3](#)
- [Preliminary Ecological Assessment](#)

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

Our Ref: 24.142
Date: 19 March 2025

Planning & Development Consultants
Ymgynhorwyr Cynllunio a Datblygu

Councillor Oliver Stewart Davies
cllr.o.s.davies@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 Councillor Oliver Stewart Davies

**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**

**Demolition of the existing primary school and Tir Morfa Centre, and construction of a new school
incorporating community facilities, a sports pitch, play areas, highway and access improvements,
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Rhosafan Primary School, Marine Drive, Port Talbot, SA12 7NN

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Yours sincerely,

A handwritten signature in black ink, appearing to read 'L Hallett'.

Llinos Hallett
Associate

Ein Cyf: 24.142

Dyddiad: 19 Mawrth 2025

Councillor Oliver Stewart Davies
cllr.o.s.davies@npt.gov.uk

Annwyl Councillor Oliver Stewart Davies

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

CYHOEDDUSRWYDD AC YMGYNHORI 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

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Ysgol Gynradd Rhosafan, Marine Drive, Port Talbot, SA12 7NN

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu 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.

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Yr eiddoch yn gywir,



Llinos Hallett
Cydymaith

Our Ref: 24.142
Date: 19 March 2025

Councillor Suzanne Paddison
cllr.s.paddison@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 Councillor Suzanne Paddison

**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**

**Demolition of the existing primary school and Tir Morfa Centre, and construction of a new school
incorporating community facilities, a sports pitch, play areas, highway and access improvements,
plant, and associated works**

Rhosafan Primary School, Marine Drive, Port Talbot, SA12 7NN

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 hereby gives notice that Neath Port Talbot County Borough Council intends to apply to Neath Port Talbot County Borough Council for planning permission for the demolition of the existing primary school and Tir Morfa Centre, and construction of a new school incorporating community facilities, a sports pitch, play areas, highway and access improvements, plant, and associated works at Rhosafan Primary School, Marine Drive, Port Talbot, SA12 7NN.

You may inspect copies of the proposed application; the plans; and other supporting documents online at <https://www.asbriplanning.co.uk/statutory-pre-application-consultation/>. If you do not have direct access to the internet, computer facilities are available at Sandfields Library, 8 Morrison Rd, Port Talbot SA12 6TG, between the hours of 9:30am – 12:30 pm and 2pm – 5pm on Weekdays. 9:30am – 12:30 pm on Saturdays and the library is closed on Sundays.

Anyone who wishes to make representations about this proposed development must write to Asbri Planning Ltd via mail@asbriplanning.co.uk or Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by 16 April 2025.

Yours sincerely,



Llinos Hallett
Associate

Ein Cyf: 24.142

Dyddiad: 19 Mawrth 2025

Councillor Suzanne Paddison
cllr.s.paddison@npt.gov.uk

Annwyl Councillor Suzanne Paddison

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

CYHOEDDUSRWYDD AC YMGYNHORI 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

Dymchwel yr ysgol gynradd bresennol a Chanolfan Tir Morfa ac adeiladu ysgol newydd sydd yn cynnwys cyfleusterau cymunedol, cae chwaraeon, cyfleusterau chwarae, gwaith priffyrdd a mynediad, peiriannau a gwaith cysylltiedig

Ysgol Gynradd Rhosafan, Marine Drive, Port Talbot, SA12 7NN

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu 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 Cyf yn hysbysu bod Cyngor Bwrdeistref Sirol Castell-nedd a Port Talbot yn bwriadu gwneud cais i Gyngor Bwrdeistref Sirol Castell-nedd a Port Talbot am ganiatâd i ddymchwel yr ysgol gynradd bresennol a Chanolfan Tir Morfa ac adeiladu ysgol newydd sydd yn cynnwys cyfleusterau cymunedol, cae chwaraeon, cyfleusterau chwarae, gwaith priffyrdd a mynediad, peiriannau a gwaith cysylltiedig ar Ysgol Gynradd Rhosafan, Marine Drive, Port Talbot, SA12 7NN.

Gellwch archwilio copïau o'r cais arfaethedig; y planiau; a dogfennau ategol eraill ar-lein ar <https://www.asbriplanning.co.uk/statutory-pre-application-consultation/>. Os nad oes gennych fynediad uniongyrchol i'r rhyngwyd, mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon yn Llyfrgell Sandfields, 8 Heol Morrison, Port Talbot SA12 6TG, rhwng 9:30am – 12:30pm a 2pm – 5pm ar ddyddiau'r wythnos. 9:30am – 12:30pm ar ddydd Sadwrn ac mae'r llyfrgell ar gau ar ddydd Sul.

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at Asbri Planning trwy anfon ebost i mail@asbriplanning.co.uk neu neu drwy ysgrifennu at Asbri Planning, Uned 9 Oak Tree Court, Mulberry Drive, Parc Busnes Porth Caerdydd, CF23 8RS erbyn 16 Ebrill 2025.

Yr eiddoch yn gywir,



Llinos Hallett
Cydymaith

Our Ref: 24.142
Date: 19 March 2025

Councillor Robert William Wood
cllr.r.w.wood@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 Councillor Robert William Wood

**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**

**Demolition of the existing primary school and Tir Morfa Centre, and construction of a new school
incorporating community facilities, a sports pitch, play areas, highway and access improvements,
plant, and associated works**

Rhosafan Primary School, Marine Drive, Port Talbot, SA12 7NN

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 hereby gives notice that Neath Port Talbot County Borough Council intends to apply to Neath Port Talbot County Borough Council for planning permission for the demolition of the existing primary school and Tir Morfa Centre, and construction of a new school incorporating community facilities, a sports pitch, play areas, highway and access improvements, plant, and associated works at Rhosafan Primary School, Marine Drive, Port Talbot, SA12 7NN.

You may inspect copies of the proposed application; the plans; and other supporting documents online at <https://www.asbriplanning.co.uk/statutory-pre-application-consultation/>. If you do not have direct access to the internet, computer facilities are available at Sandfields Library, 8 Morrison Rd, Port Talbot SA12 6TG, between the hours of 9:30am – 12:30 pm and 2pm – 5pm on Weekdays. 9:30am – 12:30 pm on Saturdays and the library is closed on Sundays.

Anyone who wishes to make representations about this proposed development must write to Asbri Planning Ltd via mail@asbriplanning.co.uk or Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by 16 April 2025.

Yours sincerely,



Llinos Hallett
Associate

Ein Cyf: 24.142

Dyddiad: 19 Mawrth 2025

Councillor Robert William Wood
cllr.r.w.wood@npt.gov.uk

Annwyl Councillor Robert William Wood

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

CYHOEDDUSRWYDD AC YMGYNHORI 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

Dymchwel yr ysgol gynradd bresennol a Chanolfan Tir Morfa ac adeiladu ysgol newydd sydd yn cynnwys cyfleusterau cymunedol, cae chwaraeon, cyfleusterau chwarae, gwaith priffyrdd a mynediad, peiriannau a gwaith cysylltiedig

Ysgol Gynradd Rhosafan, Marine Drive, Port Talbot, SA12 7NN

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu 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 Cyf yn hysbysu bod Cyngor Bwrdeistref Sirol Castell-nedd a Port Talbot yn bwriadu gwneud cais i Gyngor Bwrdeistref Sirol Castell-nedd a Port Talbot am ganiatâd i ddymchwel yr ysgol gynradd bresennol a Chanolfan Tir Morfa ac adeiladu ysgol newydd sydd yn cynnwys cyfleusterau cymunedol, cae chwaraeon, cyfleusterau chwarae, gwaith priffyrdd a mynediad, peiriannau a gwaith cysylltiedig ar Ysgol Gynradd Rhosafan, Marine Drive, Port Talbot, SA12 7NN.

Gellwch archwilio copïau o'r cais arfaethedig; y planiau; a dogfennau ategol eraill ar-lein ar <https://www.asbriplanning.co.uk/statutory-pre-application-consultation/>. Os nad oes gennych fynediad uniongyrchol i'r rhyngwyd, mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon yn Llyfrgell Sandfields, 8 Heol Morrison, Port Talbot SA12 6TG, rhwng 9:30am – 12:30pm a 2pm – 5pm ar ddyddiau'r wythnos. 9:30am – 12:30pm ar ddydd Sadwrn ac mae'r llyfrgell ar gau ar ddydd Sul.

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at Asbri Planning trwy anfon ebost i mail@asbriplanning.co.uk neu neu drwy ysgrifennu at Asbri Planning, Uned 9 Oak Tree Court, Mulberry Drive, Parc Busnes Porth Caerdydd, CF23 8RS erbyn 16 Ebrill 2025.

Yr eiddoch yn gywir,



Llinos Hallett
Cydymaith

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

Our Ref: 24.142
Date: 19 March 2025

The Health and Safety Executive
lupenquiries@hsl.gsi.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 specialist consultee,

**CONSULTATION BEFORE APPLYING FOR PLANNING
PERMISSION**

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

SCHEDULE 1C Article 2D

Demolition of the existing primary school and Tir Morfa Centre, and construction of a new school incorporating community facilities, a sports pitch, play areas, highway and access improvements, plant, and associated works

Rhosafan Primary School, Marine Drive, Port Talbot, SA12 7NN

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 hereby gives notice that Neath Port Talbot County Borough Council intends to apply to Neath Port Talbot County Borough Council for planning permission for the Demolition of the existing primary school and Tir Morfa Centre, and construction of a new school incorporating community facilities, a sports pitch, play areas, highway and access improvements, plant, and associated works at Rhosafan Primary School, Marine Drive, Port Talbot, SA12 7NN.

A copy of the proposed application; plans; and other supporting documents are attached/can be viewed online at <https://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 Asbri Planning Ltd via mail@asbriplanning.co.uk or Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 16 April 2025.

Yours sincerely,



Llinos Hallett
Associate

Ein Cyf: 24.142**Dyddiad:** 19 Mawrth 2025The Health and Safety Executive
lupenquiries@hsl.gsi.gov.ukUnit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

Annwyl ymgynghorydd arbenigol,

YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO**Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012****ATODLEN 1C Erthygl 2D****Dymchwel yr ysgol gynradd bresennol a Chanolfan Tir Morfa ac adeiladu ysgol newydd sydd yn cynnwys cyfleusterau cymunedol, cae chwaraeon, cyfleusterau chwarae, gwaith priffyrdd a mynediad, peiriannau a gwaith cysylltiedig****Ysgol Gynradd Rhosafan, Marine Drive, Port Talbot, SA12 7NN****Diben yr hysbysiad hwn:** mae'r hysbysiad hwn yn ddeisyfiad ffurfiol am ymateb i ymgynghoriad cyn-ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Mae Asbri Planning Cyf yn hysbysu bod Cyngor Bwrdeistref Sirol Castell-nedd a Port Talbot yn bwriadu gwneud cais i Gyngor Bwrdeistref Sirol Castell-nedd a Port Talbot am ganiatâd i ddymchwel yr ysgol gynradd bresennol a Chanolfan Tir Morfa ac adeiladu ysgol newydd sydd yn cynnwys cyfleusterau cymunedol, cae chwaraeon, cyfleusterau chwarae, gwaith priffyrdd a mynediad, peiriannau a gwaith cysylltiedig ar Ysgol Gynradd Rhosafan, Marine Drive, Port Talbot, SA12 7NN.

Mae copi o'r cais arfaethedig; planiau; a dogfennau ategol eraill wedi eu hatodi/ar gael i'w harchwilio ar lein ar <https://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad trwy danfon ebost i mail@asbriplanning.co.uk neu drwy ysgrifennu i Asbri Planning, Uned 9 Oak Tree Court, Mulberry Drive, Parc Busnes Porth Caerdydd, CF23 8RS erbyn 16 Ebrill 2025.

Yr eiddoch yn gywir,

Llinos Hallett
Cydymaith

Our Ref: 24.142
Date: 19 March 2025

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 specialist consultee,

**CONSULTATION BEFORE APPLYING FOR PLANNING
PERMISSION**

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

SCHEDULE 1C Article 2D

Demolition of the existing primary school and Tir Morfa Centre, and construction of a new school incorporating community facilities, a sports pitch, play areas, highway and access improvements, plant, and associated works

Rhosafan Primary School, Marine Drive, Port Talbot, SA12 7NN

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 hereby gives notice that Neath Port Talbot County Borough Council intends to apply to Neath Port Talbot County Borough Council for planning permission for the Demolition of the existing primary school and Tir Morfa Centre, and construction of a new school incorporating community facilities, a sports pitch, play areas, highway and access improvements, plant, and associated works at Rhosafan Primary School, Marine Drive, Port Talbot, SA12 7NN.

A copy of the proposed application; plans; and other supporting documents are attached/can be viewed online at <https://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 Asbri Planning Ltd via mail@asbriplanning.co.uk or Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 16 April 2025.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'L Hallett'.

Llinos Hallett
Associate

Ein Cyf: 24.142**Dyddiad:** 19 Mawrth 2025Trunk Road Agency
LGC_Development_Control-South@gov.walesUnit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

Annwyl ymgynghorydd arbenigol,

YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO**Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012****ATODLEN 1C Erthygl 2D****Dymchwel yr ysgol gynradd bresennol a Chanolfan Tir Morfa ac adeiladu ysgol newydd sydd yn cynnwys cyfleusterau cymunedol, cae chwaraeon, cyfleusterau chwarae, gwaith priffyrdd a mynediad, peiriannau a gwaith cysylltiedig****Ysgol Gynradd Rhosafan, Marine Drive, Port Talbot, SA12 7NN****Diben yr hysbysiad hwn:** mae'r hysbysiad hwn yn ddeisyfiad ffurfiol am ymateb i ymgynghoriad cyn-ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Mae Asbri Planning Cyf yn hysbysu bod Cyngor Bwrdeistref Sirol Castell-nedd a Port Talbot yn bwriadu gwneud cais i Gyngor Bwrdeistref Sirol Castell-nedd a Port Talbot am ganiatâd i ddymchwel yr ysgol gynradd bresennol a Chanolfan Tir Morfa ac adeiladu ysgol newydd sydd yn cynnwys cyfleusterau cymunedol, cae chwaraeon, cyfleusterau chwarae, gwaith priffyrdd a mynediad, peiriannau a gwaith cysylltiedig ar Ysgol Gynradd Rhosafan, Marine Drive, Port Talbot, SA12 7NN.

Mae copi o'r cais arfaethedig; planiau; a dogfennau ategol eraill wedi eu hatodi/ar gael i'w harchwilio ar lein ar <https://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad trwy danfon ebost i mail@asbriplanning.co.uk neu drwy ysgrifennu i Asbri Planning, Uned 9 Oak Tree Court, Mulberry Drive, Parc Busnes Porth Caerdydd, CF23 8RS erbyn 16 Ebrill 2025.

Yr eiddoch yn gywir,

Llinos Hallett
Cydymaith

Our Ref: 24.142
Date: 19 March 2025

Local Highway Authority
HDC@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 specialist consultee,

**CONSULTATION BEFORE APPLYING FOR PLANNING
PERMISSION**

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

SCHEDULE 1C Article 2D

Demolition of the existing primary school and Tir Morfa Centre, and construction of a new school incorporating community facilities, a sports pitch, play areas, highway and access improvements, plant, and associated works

Rhosafan Primary School, Marine Drive, Port Talbot, SA12 7NN

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 hereby gives notice that Neath Port Talbot County Borough Council intends to apply to Neath Port Talbot County Borough Council for planning permission for the Demolition of the existing primary school and Tir Morfa Centre, and construction of a new school incorporating community facilities, a sports pitch, play areas, highway and access improvements, plant, and associated works at Rhosafan Primary School, Marine Drive, Port Talbot, SA12 7NN.

A copy of the proposed application; plans; and other supporting documents are attached/can be viewed online at <https://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 Asbri Planning Ltd via mail@asbriplanning.co.uk or Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 16 April 2025.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'L Hallett', with a stylized flourish at the end.

Llinos Hallett
Associate

Ein Cyf: 24.142**Dyddiad:** 19 Mawrth 2025Local Highway Authority
HDC@npt.gov.ukUnit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

Annwyl ymgyngorydd arbenigol,

YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO**Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012****ATODLEN 1C Erthygl 2D****Dymchwel yr ysgol gynradd bresennol a Chanolfan Tir Morfa ac adeiladu ysgol newydd sydd yn cynnwys cyfleusterau cymunedol, cae chwaraeon, cyfleusterau chwarae, gwaith priffyrdd a mynediad, peiriannau a gwaith cysylltiedig****Ysgol Gynradd Rhosafan, Marine Drive, Port Talbot, SA12 7NN****Diben yr hysbysiad hwn:** mae'r hysbysiad hwn yn ddeisyfiad ffurfiol am ymateb i ymgynghoriad cyn-ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Mae Asbri Planning Cyf yn hysbysu bod Cyngor Bwrdeistref Sirol Castell-nedd a Port Talbot yn bwriadu gwneud cais i Gyngor Bwrdeistref Sirol Castell-nedd a Port Talbot am ganiatâd i ddymchwel yr ysgol gynradd bresennol a Chanolfan Tir Morfa ac adeiladu ysgol newydd sydd yn cynnwys cyfleusterau cymunedol, cae chwaraeon, cyfleusterau chwarae, gwaith priffyrdd a mynediad, peiriannau a gwaith cysylltiedig ar Ysgol Gynradd Rhosafan, Marine Drive, Port Talbot, SA12 7NN.

Mae copi o'r cais arfaethedig; planiau; a dogfennau ategol eraill wedi eu hatodi/ar gael i'w harchwilio ar lein ar <https://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad trwy danfon ebost i mail@asbriplanning.co.uk neu drwy ysgrifennu i Asbri Planning, Uned 9 Oak Tree Court, Mulberry Drive, Parc Busnes Porth Caerdydd, CF23 8RS erbyn 16 Ebrill 2025.

Yr eiddoch yn gywir,

Llinos Hallett
Cydymaith

Our Ref: 24.142
Date: 19 March 2025

The Coal Authority
planningconsultation@coal.gov.uk

Dear specialist consultee,

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

**CONSULTATION BEFORE APPLYING FOR PLANNING
PERMISSION**

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

SCHEDULE 1C Article 2D

Demolition of the existing primary school and Tir Morfa Centre, and construction of a new school incorporating community facilities, a sports pitch, play areas, highway and access improvements, plant, and associated works

Rhosafan Primary School, Marine Drive, Port Talbot, SA12 7NN

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 hereby gives notice that Neath Port Talbot County Borough Council intends to apply to Neath Port Talbot County Borough Council for planning permission for the Demolition of the existing primary school and Tir Morfa Centre, and construction of a new school incorporating community facilities, a sports pitch, play areas, highway and access improvements, plant, and associated works at Rhosafan Primary School, Marine Drive, Port Talbot, SA12 7NN.

A copy of the proposed application; plans; and other supporting documents are attached/can be viewed online at <https://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 Asbri Planning Ltd via mail@asbriplanning.co.uk or Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 16 April 2025.

Yours sincerely,



Llinos Hallett
Associate

Ein Cyf: 24.142**Dyddiad:** 19 Mawrth 2025The Coal Authority
planningconsultation@coal.gov.ukUnit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

Annwyl ymgynghorydd arbenigol,

YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO**Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012****ATODLEN 1C Erthygl 2D****Dymchwel yr ysgol gynradd bresennol a Chanolfan Tir Morfa ac adeiladu ysgol newydd sydd yn cynnwys cyfleusterau cymunedol, cae chwaraeon, cyfleusterau chwarae, gwaith priffyrdd a mynediad, peiriannau a gwaith cysylltiedig****Ysgol Gynradd Rhosafan, Marine Drive, Port Talbot, SA12 7NN****Diben yr hysbysiad hwn:** mae'r hysbysiad hwn yn ddeisyfiad ffurfiol am ymateb i ymgynghoriad cyn-ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

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Yr eiddoch yn gywir,

Llinos Hallett
Cydymaith

Our Ref: 24.142
Date: 19 March 2025

Natural Resources Body for Wales
southeastplanning@cyfoethnaturiolcymru.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 specialist consultee,

**CONSULTATION BEFORE APPLYING FOR PLANNING
PERMISSION**

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

SCHEDULE 1C Article 2D

Demolition of the existing primary school and Tir Morfa Centre, and construction of a new school incorporating community facilities, a sports pitch, play areas, highway and access improvements, plant, and associated works

Rhosafan Primary School, Marine Drive, Port Talbot, SA12 7NN

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Yours sincerely,

A handwritten signature in black ink, appearing to read 'L Hallett'.

Llinos Hallett
Associate

Ein Cyf: 24.142**Dyddiad:** 19 Mawrth 2025Natural Resources Body for Wales
southeastplanning@cyfoethnaturiolcymru.gov.ukUnit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
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Tel: 02920 732 652
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Yr eiddoch yn gywir,



Llinos Hallett

Cydymaith

Our Ref: 24.142
Date: 19 March 2025

Cadw
cadwplanning@gov.wales

Dear specialist consultee,

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

**CONSULTATION BEFORE APPLYING FOR PLANNING
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SCHEDULE 1C Article 2D

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Yours sincerely,

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Llinos Hallett
Associate

Ein Cyf: 24.142

Dyddiad: 19 Mawrth 2025

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

Cadw
cadwplanning@gov.wales

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

Annwyl ymgynghorydd arbenigol,

YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

ATODLEN 1C Erthygl 2D

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Ysgol Gynradd Rhosafan, Marine Drive, Port Talbot, SA12 7NN

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Yr eiddoch yn gywir,

A handwritten signature in black ink, appearing to read 'L Hallett'.

Llinos Hallett
Cydymaith

Our Ref: 24.142
Date: 19 March 2025

The Sport Council for Wales
planning@sport.wales

Dear specialist consultee,

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

**CONSULTATION BEFORE APPLYING FOR PLANNING
PERMISSION**

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

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Yours sincerely,

A handwritten signature in black ink, appearing to read 'L Hallett'.

Llinos Hallett
Associate

Ein Cyf: 24.142**Dyddiad:** 19 Mawrth 2025The Sport Council for Wales
planning@sport.walesUnit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

Annwyl ymgynghorydd arbenigol,

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Yr eiddoch yn gywir,

Llinos Hallett
Cydymaith

Our Ref: 24.142
Date: 19 March 2025

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

Dear specialist consultee,

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

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Yr eiddoch yn gywir,



Llinos Hallett

Cydymaith

Our Ref: 24.142
Date: 19 March 2025

Fire and rescue
mail@mawwfire.gov.uk

Unit 9 Oak Tree Court
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Cardiff Gate Business Park
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www.asbriplanning.co.uk

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Associate

Ein Cyf: 24.142

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Ymgynghorwyr Cynllunio a Datblygu

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mail@mawwfire.gov.uk

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Yr eiddoch yn gywir,

A handwritten signature in black ink, appearing to read 'L Hallett'.

Llinos Hallett
Cydymaith

Appendix F - Responses received from specialist consultees

Llinos Hallett

From: Denise.Harris@gov.wales
Sent: 01 April 2025 14:36
To: Emma Box
Subject: FW: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Rhosafan Primary School, Marine Drive, Port Talbot, SA12 7NN
Attachments: Cadw.pdf

Dear Emma Box

I refer to the consultation attached.

Scheduled Monuments

GM358 Plas Baglan
GM428 Ruins of St Baglan's Church
GM445 Briton Ferry Dock Entrance

This response is given in response to a statutory pre-planning application for a new school and all associated works at Rhosafan Primary School, Marine Drive, Port Talbot, SA12 7NN.

The above scheduled monuments are located inside 3km of the proposed development, but intervening topography, buildings and vegetation block all views between them. Consequently, the proposed development will have no impact on the settings of these scheduled monuments.

We, therefore, have no comment to make.

Regards



Denise Harris

Rheolwr Gwaith Achos/ Casework Manager
Diogelu a Pholisi, Cadw / Protection and Policy, Cadw
Amgylchedd Hanesyddol / Historic Environment
Llywodraeth Cymru / Welsh Government
Ffôn/Tel : 0300 0256004
Ffacs/Fax : 0300 0256001 :E bost/ Email: denise.harris@llyw.cymru/ denise.harris@gov.wales

Cadw—er lles pawb.
For us all, to keep.

[Ymunwch â Cadw](#)
[Join Cadw](#)

From: Emma Box <EmmaB@asbriplanning.co.uk>
Sent: 19 March 2025 16:43



The Coal
Authority

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

T: 01623 637 119 (Planning Enquiries)

E: planningconsultation@coal.gov.uk

W: www.gov.uk/coalauthority

For the attention of: Asbri Planning Ltd
Neath Port Talbot County Borough Council

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

21 March 2025

Dear Asbri Planning Ltd

Re: PRE-APPLICATION Rhosafan Primary School

Demolition of the existing primary school and Tir Morfa Centre, and construction of a new school incorporating community facilities, a sports pitch, play areas, highway and access improvements, plant, and associated works; Rhosafan Primary School, Marine Drive, Port Talbot, SA12 7NN

Thank you for your notification of 19 March 2025 seeking the views of the Coal Authority on the above.

The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, the Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

We have reviewed the site location plan provided and can confirm that the site falls within the Coal Authority's defined Development Low Risk Area. On this basis we have no specific comments to make.

However, in the interest of public safety, it is requested that the Coal Authority's Standing Advice note is drawn to the applicant's attention, where relevant.

Yours

The Coal Authority Planning Team

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

Date: 08/04/2025
Our Ref: PPA0009316

Dear Sir/Madam,

Grid Ref: 273933 190474

Site Address: Rhosafan Primary School, Marine Drive, Sandfields, SA12 7NN

Development: Demolition of the existing primary school and Tir Morfa Centre, and construction of a new school incorporating community facilities, a sports pitch, play areas, highway and access improvements, plant, and associated works.

I refer to your pre-planning enquiry received relating to the above site, seeking our views on the capacity of our network of assets and infrastructure to accommodate your proposed development. Having reviewed the details submitted I can provide the following comments which should be taken into account within any future planning application for the development.

APPRAISAL

Firstly, we note that the proposal relates to the demolition of the existing primary school and Tir Morfa Centre, and construction of a new school incorporating community facilities. We acknowledge that the site comprises of a potential windfall development with no allocated status in the Local Development Plan (LDP). Accordingly, whilst it does not appear an assessment has been previously undertaken of the public sewerage and watermains systems, we offer the following comments as part of our appraisal of this development.

PUBLIC SEWERAGE NETWORK

The proposed development site is located in the immediate vicinity of a predominantly combined public sewerage system which drains to Afan Wastewater Treatment Works (WwTW).

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.

SURFACE WATER DRAINAGE

As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy preferring infiltration (PL2) and, where infiltration is not possible, disposal to a surface water body (PL3), in liaison with the Lead Local Flood Authority and/or Natural Resources Wales, or surface water sewer or highway drain (PL4) in liaison with the riparian owner and/or Local Highways Authority.

Please note, DCWW is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation. Please refer to further detailed advice relating to surface water management included in our attached Advice & Guidance note and our Developer Services website at <https://developers.dwrcymru.com/en/help-advice/regulation-to-be-aware-of/sustainable-drainage-systems>.

In this instance we acknowledge receipt of a 'Drainage Layout' (Drawing No. 26CC04-HYD-52-XX-D-CS-3000), which indicates proposals to dispose surface water flows via infiltration. It is therefore recommended that the developer consult with Neath Port Talbot County Borough Council as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features.

FOUL WATER DRAINAGE – SEWERAGE NETWORK

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. We advise that the flows can connect via the existing lateral drain, serving the former on-site premises.

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.

FOUL WATER DRAINAGE – SEWAGE TREATMENT

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



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dwr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

POTABLE WATER SUPPLY

We anticipate this development will require the installation of a new single water connection to serve the new premise. The provisions of Section 45 of the Water Industry Act 1991 apply. We therefore rely on the Local Planning Authority to control the delivery of any required reinforcement or offsite works by way of planning condition at planning application stage.

Capacity is currently available in the water supply system to accommodate the development. Initial indications are that a supply can be made utilising the existing connection. We reserve the right however to reassess our position at planning application stage to ensure there is sufficient capacity available to serve the development without causing detriment to existing customers' supply as demands upon our water systems change continually.

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.

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,

Rhys Evans
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.



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
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Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.



Gwasanaeth Tân ac Achub
Canolbarth a Gorllewin Cymru

Mid and West Wales
Fire and Rescue Service

Prif Swyddog Tân | Chief Fire Officer

R.S. Thomas *KFSM BA(Hons) MSc*

Y Pencadlys, Heol Llwyn Pisgwydd,
Caerfyrddin, Sir Gâr, SA31 1SP

post@tancgc.gov.uk | tancgc.gov.uk

Headquarters, Lime Grove Avenue,
Carmarthen, Carmarthenshire, SA31 1SP

mail@mawwfire.gov.uk | mawwfire.gov.uk

0370 60 60 699

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

FAO: Llinos Hallett

*Gofynner am/
Please ask for:
Rhif Est/Extn.
No.*

E-bost/E-mail:

*Fy Nghyf/My
Ref:*

Dyddiad/Date:

Watch Manager Stuart Clarke

bregs@mawwfire.gov.uk

SC/KDT/00104824

02 April 2025

Dear Madam,

THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012

THE DEVELOPMENTS OF NATIONAL SIGNIFICANCE (PROCEDURE) (WALES) ORDER 2016

DEVELOPMENT PROCEDURE (CONSULTEES) (WALES) (MISCELLANEOUS AMENDMENTS) ORDER 2021 – FIRE AND RESCUE AUTHORITIES

RE: Demolition of the existing primary school and Tir Morfa Centre, and construction of a new school incorporating community facilities, a sports pitch, play areas, highway and access improvements, plant, and associated works at Rhosafan Primary School, Marine Drive, Port Talbot, SA12 7NN

APPLICATION NUMBER: 24.142

I acknowledge receipt of the notification to the Mid and West Wales Fire and Rescue Authority in relation to the above application.

The site plan/s of the above proposal has been examined, and the Fire and Rescue Authority would wish the following comments to be brought to the attention of the planning committee/applicant. It is important that these matters are dealt with early on in any proposed development:

- The Fire Authority has no comment to make on access for fire appliances or water supplies.
- The Fire Authority has no objection to the proposed development and refers the Local Planning Authority to any current standing advice by the Fire Authority about the consultation.

Rydym yn croesawu gohebiaeth yn y Gymraeg a'r Saesneg
- byddwn yn ymateb yn gyfartal i'r ddau ac yn ateb yn eich
dewis iaith heb oedi.

Rydym yn croesawu galwadau yn y Gymraeg a'r Saesneg.

We welcome correspondence in Welsh and English -
we will respond equally to both and will reply in your
language of choice without delay.

We welcome calls in Welsh and English.

The developer should consider the need to provide adequate water supplies and vehicle access for firefighting purposes on the site and general guidance on this matter is given in the attached Appendix and the following links: <https://www.water.org.uk/guidance/national-guidance-document-on-the-provision-of-water-for-firefighting-3rd-edition-jan-2007/>
<https://www.ukfrs.com/index.php/promos/16847>

Furthermore, the applicant should be advised to contact the appropriate Authority responsible for ensuring safety and compliance for these types of developments i.e., Health & Safety Executive / Local Authority Building Control.

The plan/s has been retained for record purposes.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'S Clarke'. The signature is written in a cursive style with a large 'S' and a clear 'Clarke'.

Watch Manager S Clarke
Authorised Fire Safety Inspector
On behalf of the Mid and West Wales Fire and Rescue Authority

Encs.

MID AND WEST WALES FIRE AND RESCUE SERVICE

Advice on Water Supplies

1. WATER SUPPLIES FOR FIREFIGHTING

The existing output of the statutory water supply network may need to be upgraded in certain parts of the local plan area to care for firefighting needs of new developments. It is recommended that this provision be a condition of planning consent.

Reference to the National Guidance Document on the Provision of Water for Fire Fighting 2007.

Access to Open Water Supplies

Where development of water-front sites takes place, the need for permanent and unobstructed access for firefighting appliances to the water should be made a condition of any planning consent.

Consultation must take place with the Fire and Rescue Authority during the earliest planning stages of any development to ensure access for fire pumping appliances is satisfactory.

1.1. HOUSING

Minimum main size 100 millimetres. Housing developments of units of detached or semi-detached houses of not more than two floors should have a water supply capable of delivering a minimum of eight litres per second through any hydrant on the development.

The Fire and Rescue Authority should be consulted at the outline planning stage of any proposed projects to ascertain the exact requirements.

1.2. TRANSPORTATION

Lorry/Coach Parks - Multi-Storey Car Parks-Service Stations

Minimum main size 100 millimetres. All of these amenities should have a water supply capable of delivering a minimum of 25 litres per second through any hydrant on the development or within a vehicular distance of 90 metres from the complex.

1.3. INDUSTRY

In order that an adequate supply of water is available for use by the Fire and Rescue Authority in case of fire, it is recommended that the water supply infrastructure to any commercial industrial estate is as follows:

Light Industrial/Commercial

Up to one hectare, 20 litres per second - Minimum Main Size 100 millimetres

Up to two hectares, 35 litres per second - Minimum Main Size 150 millimetres

High Risk Industrial

Up to three hectares 50 litres per second - Minimum Main Size 150 millimetres

Over three hectares, 75 litres per second - Minimum Main Size 150 millimetres

In rural areas it may not be possible to provide sufficient mains water. To overcome this, static or river supplies would be considered on site if they are capable of supplying the above flow rates for at least one hour.

The Fire and Rescue Authority should be consulted at the outline planning stage of any proposed projects to ascertain the exact requirements, as high-risk premises may require a greater flow.

1.4. SHOPPING, OFFICES, RECREATION AND TOURISM

Commercial developments of this type should have a water supply capable of delivering a minimum of 20 to 75 litres per second to the development site. The Fire and Rescue Authority should be consulted at the outline planning stage of any proposed projects to ascertain the exact requirements.

1.5. EDUCATION, HEALTH AND COMMUNITY FACILITIES

Village Halls

Should have a water supply capable of delivering a minimum of 15 litres per second through any hydrant on the development or within a vehicular distance of 100 metres from the complex.

Primary Schools and Single Storey Health Centres

Should have a water supply capable of delivering a minimum of 20 litres per second through any hydrant on the development or within a vehicular distance of 70 metres from the complex.

Secondary Schools, Colleges, Large Health and Community Facilities

Should have a water supply capable of delivering a minimum of 35 litres per second through any hydrant on the development or within a vehicular distance of 70 metres from the complex.

1.6. DISTANCES BETWEEN FIRE HYDRANTS

The distance between fire hydrants should not exceed the following:

Residential areas	-	200 metres
Industrial Estates	-	150 metres
Town Centre Areas	-	90 metres
Commercial (Offices & Shops)	-	100 metres
Residential Hostels	-	Adjacent to access
Hotels	-	Adjacent to access
Institutional (Hospitals & Old Persons Home)	-	Adjacent to access
Old Persons Home	-	Adjacent to access
Educational (Schools & Colleges)	-	Adjacent to access

1.7. CONCLUSION

Developers should hold joint discussions with the relevant Water Authority or the Environmental Agency and the Fire and Rescue Authority to ensure that adequate water supplies are available in case of fire.

The Fire and Rescue Authority reserve the right to ask for static water supplies for firefighting on site, as a condition of planning consent, if the supply infrastructure is inadequate for any given risk.

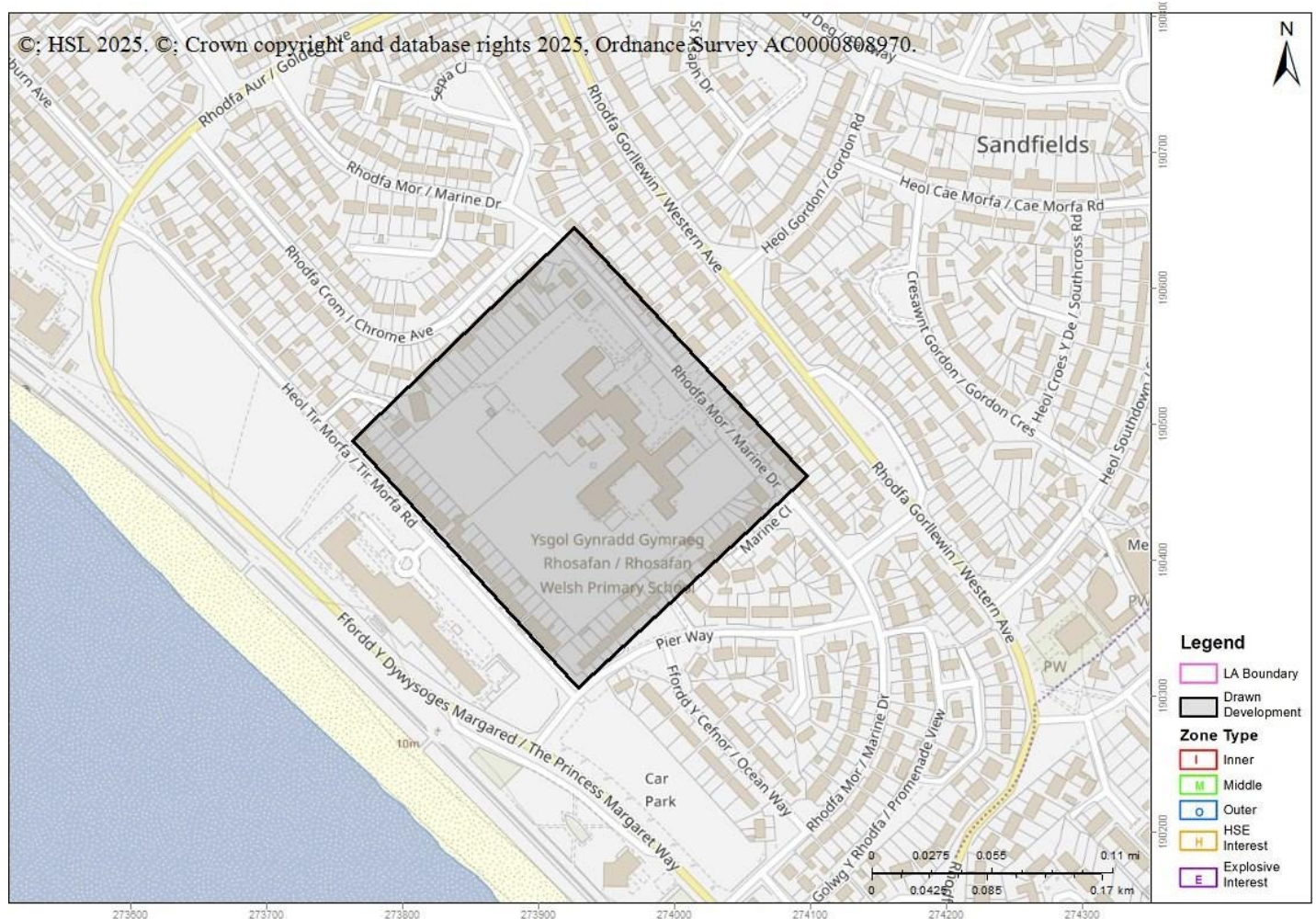
Cardiff
CF56 8RS

Advice : HSL-250411103543-744 Does Not Cross Any Consultation Zones

Your Ref: 24.142

Development Name:

Comments:



The proposed development site which you have identified does not currently lie within the consultation distance (CD) of a major hazard site or major accident hazard pipeline; therefore at present HSE does not need to be consulted on any developments on this site. However, should there be a delay submitting a planning application for the proposed development on this site, you may wish to approach HSE again to ensure that there have been no changes to CDs in this area in the intervening period.

This advice report has been generated using information supplied by Kate Stevens at Asbri Planning Ltd on 11 April 2025.

Ein cyf/Our ref: CAS-277187-D1D9
Eich cyf/Your ref: 24.142

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

Dyddiad/Date: 15 April 2025

Annwyl Syr/Madam/Dear Sir/Madam,

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

BWRIAD/PROPOSAL: DEMOLITION OF THE EXISTING PRIMARY SCHOOL AND TIR MORFA CENTRE, AND CONSTRUCTION OF A NEW SCHOOL INCORPORATING COMMUNITY FACILITIES, A SPORTS PITCH, PLAY AREAS, HIGHWAY AND ACCESS IMPROVEMENTS, PLANT, AND ASSOCIATED WORKS

LLEOLIAD/LOCATION: RHOSAFAN PRIMARY SCHOOL, MARINE DRIVE, PORT TALBOT, SA12 7NN

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 19 March 2025.

We have concerns with the application as proposed. However, we are satisfied that these concerns can be overcome by the planning authority attaching the following condition to any planning permission granted:

Condition 1: Land Contamination

Please note, without this condition, we would be likely to object to the planning application. Further details are provided below.

Land Contamination

We have reviewed the submitted desk study and site investigation report ('DTS and Ground Investigation Report – YGG Rhosafan, Port Talbot' by Tetra Tech Ltd, dated September 2024, revision: V2). We note that the site has only been used as a school from 1950s onwards on previously undeveloped land – although some made ground was observed. The only contaminant observed which slightly exceeded EQS was copper (in both soil and groundwater), but as the exceedance was slight, we agree that the risk to

controlled waters is low. Therefore, we would request that the following condition be imposed on any planning permission granted for the site.

Condition 1 – Unsuspected Contamination

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.

Reason

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.

European Protected Species

We are currently unable to review the protected species reports submitted with the application at this time and therefore advise you consult the Local Authority's Ecologist to ensure that these matters are appropriately considered.

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.

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](#).

Advice for the Developer

Pollution Prevention

Construction and demolition activities can give rise to pollution and so it is important that appropriate provisions are in place to manage dust, silt, surface water and the storage of waste during the construction phase. You should take any precaution to prevent contamination of surface water drains and local watercourses. All works at the site must be carried out in accordance with GPP5, 'Works and maintenance in or near water' and

PPG6, 'Working at construction and demolition sites' which is available on the following website: <http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>

Waste on Site

The treatment and disposal of contaminated soils and groundwater is regulated by waste legislation and requires an environmental permit.

Excavated materials that are recovered via a treatment operation can be re-used on-site under the [*CL:AIRE Definition of Waste: Development Industry Code of Practice*](#). This voluntary Code of Practice provides a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste.

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, Natural Resources Wales should be contacted for advice at an early stage to avoid any delays.

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

Yn gywir / Yours faithfully,

A Fracchiolla

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

E-bost/E-mail: swplanning@cyfoethnaturiolcymru.gov.uk

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.



Dŵr Cymru
Welsh Water

PPA0009316 - Sewer Plan



LEGEND(Representative of most common features)

Waste networks:

	Foul chamber		Outfall
	Surface water chamber		Lamphole
	Combined chamber		Storm Overflow
	Combined sewer overflow		Rising main
	Special purpose chamber		Gravity sewer
	Treatment works		Private sewer
	Pumping station		Private sewer subject to Sect. 104 adoption agreement
NB: Sewer symbol colour indicates the type.			Private Sewer Transfer
RED	- Combined		Lateral Drain
GREEN	- Surface Water		Inspection Chamber
BROWN	- Foul		
Purple	- Former S24 sewers (for indicative purposes only)		

Notes:

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation.

Dŵr Cymru Cymru (the Company) gives this information as to the position of its underground apparatus by way of general guidance only and on the understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus. The user of this information is advised to carry out any excavations made within its own premises. The information which is supplied by the Company is done so in accordance with statutory requirements of sections 195 and 196 of the Water Industry Act 1991 which in turn opens the best information available and, in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclose the existence of a water main, service pipe, sewer, lateral drain or discharge pipe and any associated apparatus, but before 1 September 1995, or if they do, the particular sewer showing that position underground may not be accurate. It must be understood that the furnishing of this information is solely without prejudice to the provisions of the New Roads and Street Works Act 1991 and the Company's right to be compensated for any damage to its apparatus.

Service pipes are not generally shown but their presence should be anticipated.

**EXACT LOCATIONS OF ALL APPARATUS
TO BE DETERMINED ON SITE.**

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Map Ref: 273932,190476
Map scale: 1:2500
Printed by: Helen Dartnell
Printed on: 07 Apr 2025



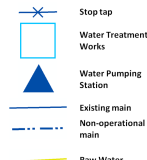
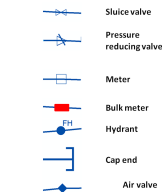
Dŵr Cymru
Welsh Water

PPA0009316 - Water Plan



LEGEND

Clean network:



NB: Water main symbol colour indicates the type.
LIGHT BLUE - Trunk
DARK BLUE - Distribution
YELLOW - Raw Water

Notes:

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation.

Dŵr Cymru Cŵr (the Company) gives this information as to the position of its underground apparatus by way of general guidance only and on the understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus. The user of this information is advised to carry out any excavations made within its own. The information which is supplied by the Company is done so in accordance with statutory requirements of sections 105 and 109 of the Water Industry Act 1991 which in turn gives the user the right to the information available and, in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclose the existence of a water main, service pipe, sewer, lateral drain or downpipe and any associated apparatus and before 1 September 1995, or if they do, the particular thereof including their position underground may not be accurate. It must be understood that the furnishing of this information is solely without prejudice to the provisions of the New Roads and Street Works Act 1991 and the Company's right to be compensated for any damage to its apparatus.

Service pipes are not generally shown but their presence should be anticipated.

**EXACT LOCATIONS OF ALL APPARATUS
TO BE DETERMINED ON SITE.**

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Map Ref: 273932,190476
Map scale: 1:2500
Printed by: Helen Dartnell
Printed on: 07 Apr 2025

Sand

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

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

HEAD OF ENGINEERING & TRANSPORT

OBSERVATIONS

PAC APPLICATION NO: N/4/25/0004/00
APPLICANT: ASBRI PLANNING
LOCATION: RHOSAFAN PRIMARY SCHOOL, MARINE DRIVE,
PORT TALBOT
PROPOSAL: DEMOLITION OF EXISTING SCHOOL & TIR MORFA.
CONSTRUCTION OF NEW SCHOOL

The Highway/Drainage 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	☐
SAB (SAB approval is required)	☒

MY OBSERVATIONS ON THIS PAC ARE AS FOLLOWS:-

Following substantive preliminary discussions on the proposed redevelopment of the Rhosafan School and Tirmorfa Training Centre site. We offer no objection to the principle of the proposals. However, the following comments are provided for information on the PAC submission.

- 1 The proposed off-site highway works in relation to the formation of two new access points (access/egress) to the site from Marine Drive, inclusive of amendments to the existing traffic regulation orders opposite the site, shall be subject to Road safety Audit Stages 1 – 4 to be carried out in accordance with DMRB GG119 standards.
- 2 Staff, Parent drop off, Tirmorfa Centre users and Delivery times should be staggered to reduce the risk of queueing and congestion on Marine Drive which if not implemented could lead to road safety issues.
- 3 Electric Vehicle Charging Points - The site shall be provided with Electrical Vehicle Parking Spaces, as per Planning Policy Wales (11).

- 4 Due to the application of the sustainability methodology, and subsequent reduced number of car parking spaces allocated to the site to cover all the proposed uses. To ensure its compliance with the submitted Travel Plan, a Travel Plan Co-ordinator shall be appointed by the school or Local Education Authority, who will be responsible for implementing all travel plan measures to support the on-site parking provision reduction as detailed within the submitted Transport Assessment Document ref: T24.119.TA PAC dated 13.3.25 and the Travel Plan Document ref: T24.119 TP PAC dated 13.3.25. The Travel Plan Co-Ordinator role shall commence 3 months prior to the completion of the site redevelopment. Full monitoring shall take place in the 1st, 3rd and 5th year with an interim report in the 2nd and 4th year and submitted for the written approval by the Local Planning Authority. After five years of operating the first travel plan, a further travel plan shall be submitted for approval in writing by the Local Planning Authority to reduce the use of the car and meet the agreed targets set out in the first travel plan. The assessment of these travel plans shall continue every five years and a new plan submitted every time to be approved in writing by the Local Planning Authority.

NOTE(S) TO APPLICANT

Active Travel

Development proposals must seek to maximise walking and cycling accessibility by prioritising the provision of appropriate on-site infrastructure and where necessary off-site infrastructure. Walking and cycling infrastructure and services should be prioritised and put in place from the outset, before people have moved in and travel patterns have been established, as per Planning Policy Wales, Edition 11 and Future Wales – the National Plan 2040. All new walking and cycling infrastructure should be built to standards set out in Welsh Government's Active Travel Guidance and off-site infrastructure should link to (where possible) routes on Neath Port Talbot Council's Active Travel Network Map. This shows where walking and cycling routes already exist (Existing Routes) and where upgrades or brand new routes are anticipated for the next 15 years (Future Routes) in built up areas. Further information on the Active Travel Guidance and Neath Port Talbot's Active Travel Network Map can be found here: www.npt.gov.uk/activetravel.

Traffic Regulation Orders

For the implementation of the amendments to the existing Traffic Regulation Orders you should contact the Project Manager Specials and Traffic of Neath Port Talbot County Borough Council at The Quays, Brunel Way, Baglan Energy Park, Neath, SA11 2GG (e-mail environment@npt.gov.uk) who will advise you of the procedure for the implementation of the required Traffic Regulation Order. ***Please note this process can take up to 4 months – subject to the consultation process outcome*.**

Drainage Informative (TAN 15)

Although drainage is not under the remit of this PAC. Due to legislation changes, a

Drainage Statement will be required to be submitted with all full planning application submissions. This does not negate the requirement for full SAB approval prior to any works commencing in site.

SAB Requirement

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/sab>

SIGNED:



pp HEAD OF ENGINEERING & TRANSPORT

PAC Ref: N425000400 JW

DATE: 15th April 2025

Archived: 22 April 2025 16:30:57

From: [Mail Asbriplanning](#)

Sent: 17 April 2025 14:51:42

To: [Llinos Hallett](#); [Liam Griffiths](#)

Subject: FW: Pre-planning - Rhosafan Primary School, Marine Drive, Port Talbot

Response requested: No

Sensitivity: Normal

From: Cuddy, Paul <Paul.Cuddy@wsp.com>

Sent: 16 April 2025 13:33

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

Cc: LGC_Development_Control-South@gov.wales

Subject: Pre-planning - Rhosafan Primary School, Marine Drive, Port Talbot

Good afternoon,

Further to your recent pre-application enquiry received in respect of the above, having reviewed the available information, I can confirm that Welsh Government Development Control do not wish to comment further.

Regards, on behalf of Welsh Government Transport Division

Paul Cuddy BSc (Hons) MCIHT

Senior Highway Engineer - Highways North



T +44 (0) 151 331 8142

WSP Global Inc.

1st Floor, Exchange Station,
Tithebarn Street, Liverpool,
L2 2QP

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-LAEmHhHzdJzBITWfa4Hgs7pbKl Checked for spam and viruses

<http://www.canit.akauk.net/>

Appendix G - Responses received from 'other' consultees



Heddlu De Cymru
Pencadlys Heddlu
Heol y Bont-faen
Penybont
CF31 3SU

South Wales Police
Police Headquarters
Cowbridge Road
Bridgend
CF31 3SU

Cadw De Cymru Yn Ddiogel

Keeping South Wales Safe

Neath Police Station
Gnoll Park Road
Neath
SA11 3BW

Email michael.harvey2@south-wales.police.uk
Telephone 07815 953028

26th March 2025

Asbri Planning

Dear Sir/Madam

Re: Rhosafan Primary, School. Sandfields, Port Talbot.

Having reviewed the drawings in respect of the above development, I would make the following observations with a view to the development achieving the Secured by Design (SBD) Gold Award:

(i). Perimeter security.

The whole of the site - school buildings, sport pitches, playgrounds etc. must be protected by fencing (as discussed). The fence must meet the Loss Prevention Standard LPS 1175 SR1, should be at least 2.4 metres high, weld mesh, expanded metal or similar, and be of a design that is difficult to climb over. Fencing must be preferably ground on a hard surface or embedded in the ground. There must be nothing adjacent to the fencing to assist criminals in climbing over it and therefore gaining access into the school grounds.

Gates must be of the same height and specification as the fencing and must be kept locked when the school is unoccupied. Gates, other than the main entrance, must

Prif Gwnstabl | Chief Constable Jeremy Vaughan

www.south-wales.police.uk

Rydym yn croesawu gohebiaeth yn Gymraeg ac yn Saesneg. Byddwn yn ymateb yn eich iaith o ddewis.
We welcome correspondence in Welsh and English. We will respond in your language of choice.





also be kept locked during school time. The gap under gates must be minimal to prevent persons from crawling under.

If padlocks and chains are used to secure the gates they must meet appropriate security standards, e.g., Sold Secure.

Reason – To prevent crime and anti-social behaviour.

(ii). CCTV.

The external elevations of the school buildings, main entrances, public circulation areas, vehicle parking areas, bike and bin stores, and the pupil play areas must be protected by CCTV.

The images produced must be admissible in a court of law and the General Data Protection Regulatory Act (GDPR) must be complied with.

All CCTV cameras must be positioned in elevated positions. During school hours the cameras could be monitored from the reception area.

The CCTV recording equipment should be kept in a locked, secure internal room protected by the alarm system. Signs must be prominently displayed stating CCTV is in operation if CCTV is operating on site.

Reason – To deter and detect crime. To comply with GDPR.

(iii). Lighting.

Lighting must protect the whole outside of the school buildings, bike stores, bin stores and vehicle parking areas. All fittings shall be vandal resistant and positioned in elevated positions.

The lighting must be controlled by photo electric cells or time switches and must complement and enhance the CCTV coverage on site.



The lighting protecting the car parking area must meet the British Standard 5489.

Reason – To increase public safety and to complement and enhance CCTV.

(iv). Landscaping.

Planting ideally should be low level that grows to a maximum height of 1 metre. Trees must be sited in locations that do not interfere with CCTV and lighting or provide an assist to climbing over the perimeter security. They must also be away from the building and bare stemmed to 2 metres from the ground.

Reason – To increase surveillance.

(v). Signage.

Signs from the site entrance through to the school reception entrance must be clearly displayed and be multi-lingual.

Signs indicating that CCTV is in operation must be located in prominent positions on site.

Reason – To deter crime and to comply with GDPR.

(vi). Vehicular parking area and access.

The vehicle parking area must be lit, the lighting meeting the British Standard 5489. It must be protected by CCTV, which should be monitored from reception during school opening hours.

The boundary of the parking area must be clearly defined, and bays clearly marked.

Vehicular access must be restricted to those areas necessary i.e., parking and service areas and access must be restricted to the entrance/exit point. Access into the car park must be controlled by a barrier system with access control fitted.

Ideally staff parking would be separated from other car park users.

Reason – To restrict access and to prevent autocrime.



(vii). Bike stores.

Bike stores must be secure. They must be overlooked by rooms in the school and protected by lighting and CCTV. (please visit the SBD website www.securedbydesign.com for further information)

Reason – To prevent bike theft.

(viii). Refuse and recycling centre.

Waste disposal areas must be secure areas and sited away from the main buildings (as discussed), as they can be a target for arson or provide access to roofs and windows. The refuse and recycling centre should ideally be protected by doors/gates that meet SBD specification.

Reason – To prevent arson and access to floors above ground floor level.

(ix). External furniture.

External furniture must be located away from the buildings and perimeter security. They must be robustly constructed and either fixed in place or of a weight that is difficult to move.

Reason To prevent being climbing aids.

(x). Access to drainage and service areas.

Access to telephone junction points must if possible be prevented and manhole covers should be secured to prevent interference/removal.

Reason – To prevent metal theft.

(xi). Building shell security.

The design of the building must consider the need to prevent features that aid scaling or climbing, and hidden areas must be designed out.





The building must be constructed of materials that are resistant to attack. The first two metres of the external walls must be brickwork or materials of a similar strength.

Outside covered areas can be problematic and therefore must be protected by CCTV and lighting.

Reason -To prevent burglary and anti-social behaviour.

(xii). Access control.

Access into the school must be controlled and the school must be separated via access control from the community part of the building.

Access into the main school must be controlled by access control. In addition, entry into all rooms where valuable equipment is sited e.g., offices, computer rooms etc. must be controlled and these rooms must be kept locked when not in use.

I would like to see an ability to lock down the site, especially the school part, 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 buildings to facilitate a lock down of the building, i.e., alarm or tannoy system. In addition, external fire doors must not have an automatic release mechanism off the fire alarm but should be manually opened and released from the inside. This will protect the occupants from impingement from the outside should the building occupants be required to implement a 'Lock Down'.

Reason – To prevent opportunist crime and to protect staff and children.

(xiii). School entrances and visitor control.

The entrance for visitors must be clearly signed and well illuminated.





All visitors must sign in and out and wear visitor badges.

Reason – To restrict visitors to areas and to identify them.

(xiv). Drainpipes.

Downpipes must be either flush fitting (i.e. square profile) or concealed within the cavities of the building.

Access to the roof of the school must be made difficult.

Reason – To prevent access to upper floors and the roof area.

(xv). Doors.

All external doors must, where possible, meet the standards LPS 1175 SR2, PAS 24 2022 or equivalent, and must be third party tested and certificated.

Fire doors must be alarmed so a signal on opening can be transmitted to the reception area. These doors must be signed to warn of alarm alert and have no visible external ironmongery fitted.

Doors that are described as fire doors, or where fire performance is declared or implied, are required to have third-party certification for smoke, security and fire performance.

All glazing to external door panels and adjacent to these door panels must be laminated.

Reason – To prevent burglary and to protect pupils and staff.

(xvi). Windows.

All external vulnerable windows must, where possible, meet SBD standards i.e. LPS 1175 SR2, PAS 24 2022 or equivalent and be third party tested and certificated. Any





glazing in vulnerable windows must be laminated glass.

Reason – To prevent burglary.

(xvii). Reception Areas

Reception areas should be designed to allow escape for staff. Counters should be deep enough to reduce the threat from persons lunging at staff to attack them. Alternatively, a laminated screen can be placed on the countertop to protect staff from attack. Ideally there should also be a secured escape room behind the reception desk for staff to take shelter to create a delay from any potential attack.

Reason – To protect staff.

(xviii). Intruder alarm system.

The school must be alarmed with the alarm system linked to a central monitoring station. Any alarm wires must be protected.

All rooms where valuable property e.g., ipads, are located must be protected by the alarm system.

The alarm must be capable of being zoned off, so unoccupied areas of the school are alarmed when other parts of the school, e.g., community areas, are in use and are therefore not alarmed.

Consideration must be given to having a personal attack alarm installed linked to the intruder alarm system and central monitoring station. The panic buttons should be in areas where staff are more vulnerable e.g., head teacher's office, meeting rooms, reception area etc.

Reason – To deter and detect intruders.

Further detailed information can be obtained from the Secured by Design website www.securedbydesign.com.



Heddlu De Cymru
Pencadlys Heddlu
Heol y Bont-faen
Penybont
CF31 3SU

South Wales Police
Police Headquarters
Cowbridge Road
Bridgend
CF31 3SU

Cadw De Cymru Yn Ddiogel

Keeping South Wales Safe

If you require discussing any of the points raised 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 2022 doors and windows must be visibly and preferably permanently marked PAS 24 2022 and third party tested and certificated by a UKAS accredited test house.

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.

Prif Gwnstabl | Chief Constable Jeremy Vaughan

www.south-wales.police.uk

Rydym yn croesawu gohebiaeth yn Gymraeg ac yn Saesneg. Byddwn yn ymateb yn eich iaith o ddewis.
We welcome correspondence in Welsh and English. We will respond in your language of choice.



**HEDDLU
DE CYMRU
SOUTH WALES
POLICE**

Llinos Hallett

From: Rob Dunning <Rob.Dunning@heneb.org.uk>
Sent: 21 March 2025 16:07
To: Emma Box
Subject: RE: Rhosafan Primary School, Marine Drive, Port Talbot, SA12 7NN

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Emma,

Many thanks for the pre-planning enquiry. We have consulted the regional Historic Environment Record (HER) and note there are no known archaeological sites within the proposed development area. Similarly, a review of historic Ordnance Survey mapping indicates no archaeologically significant features or structures in the vicinity. Modern aerial photography suggests that the standing structures are of relatively limited archaeological or architectural significance. Furthermore, previous ground intrusion activities required for their construction is likely to have had an adverse effect on any potential archaeological remains that may have been present. Overall it is unlikely that significant archaeological material will be encountered during the proposal.

As such, 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.

Should you require anything further, please get in touch.

Regards,

Rob



Rob Dunning BSc, MCIfA | Glamorgan-Gwent
Swyddog Stiwardiaeth | Stewardship Officer
01639 501708
Rob.Dunning@heneb.org.uk
www.heneb.org.uk

Ymddiriedolaeth Archaeoleg Cymru | The Trust for Welsh Archaeology
Cadeirydd | Chair: Dr Carol Bell PSG | CEO: Richard Nicholls

Mae Heneb yn Sefydliad Cofrestredig gyda'r Chartered Institute for Archaeologists
Heneb is a Registered Organisation with the Chartered Institute for Archaeologists



Swyddfa Gofrestrig: Ty Cornel, 6 Stryd Caerfyrddin, Llandeilo, Sir Gaerfyrddin, SA19 6AE
Registered Office: Corner House, 6 Carmarthen Street, Llandeilo, Carmarthenshire, SA19 6AE

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