

Our Ref: 24.142
Date: 2nd May 2025

Neath Port Talbot County Borough Council,
Development Control Section,
The Quays, Brunel Way,
Neath,
SA11 2HZ

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
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Dear Sir or Madam,

Town and Country Planning Act 1990

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

Rhosafan Primary School, Port Talbot

Planning Portal ref. PP-13629459

Asbri Planning is appointed as planning agent to Neath Port Talbot County Borough Council in respect of the above planning application for 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.

The planning application has been submitted via Planning Portal and the submission documents are listed below.

Drawing name	Drawing reference
Site Location Plan	26CC04-ARC-30-ZZ-D-A-100000-P4
Existing Site Plan	26CC04-ARC-30-ZZ-D-A-100001-P4
Demolition Plan	26CC04-ARC-30-ZZ-D-A-100002-P2
Proposed Site Block Plan	26CC04-ARC-30-ZZ-D-A-100101-P5
Proposed Ground and First Floor Plan	26CC04-ARC-31-ZZ-D-A-200000-P11
Proposed Roof Plan	26CC04-ARC-31-ZZ-D-A-200001-P11
Planning Elevations	26CC04-ARC-32-ZZ-D-A-200500-P5
Planning Sections	26CC04-ARC-33-ZZ-D-A-200600-P3
Detailed Planting Plan	26CC04-FRL-30-XX-D-L-1300
Proposed Landscape Layout	26CC04-FRL-30-XX-D-L-1500
Proposed Winter Garden Layout	26CC04-FRL-30-XX-D-L-1501
Boundary Plan	26CC04-FRL-30-XX-D-L-1503
Landscape Detail	26CC04-FRL-30-XX-D-L-1504
Bin and Compound Elevations	26CC04-FRL-30-XX-D-L-1505
Site Sections	26CC04-FRL-30-XX-D-L-1800
Green Infrastructure Strategy	26CC04-FRL-30-XX-D-L-2020
Furniture and Feature Plan	26CC04-FRL-30-XX-D-L-2021
Sprinkler Tank Details	26CC04-CFS-XX-XX-D-OH-0006
Drainage Layout	26CC04-HYD-52-XX-D-CS-3000-P07
Substation Elevations	EKV0014 / EKV0015

In addition, the supporting documents submitted comprise the following:

Document name (reference where appropriate)	Prepared by
Application Forms	Asbri Planning
PAC Report	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
Tree Report	ArbTS

The planning application fee is calculated based on the Gross External Floor Area which is 4319sqm. The fee totals £26,680.00. The planning application fee will be paid via an internal transfer.

I trust that the submitted documents allow the application to be validated and look forward to receiving details of the name of the case officer, application reference number and target determination date. If you have any queries in the meantime, please do not hesitate to get in touch.

Yours sincerely,

Liam Griffiths
Principle Planner