

PRE-APPLICATION CONSULTATION REPORT

**LAND AT LLANGATWG
COMPREHENSIVE SCHOOL,
MAIN ROAD,
CADOXTON,
NEATH,
SA10 8DB**

July 2025



Summary

Proposal

Proposed demolition of existing comprehensive school and loss of existing sports fields, construction of new comprehensive school, modified car parking arrangement, inclusion of sports pitches and multi use games areas, lighting, landscaping and associated infrastructure works

Location

Land at Llangatwg Comprehensive School, Main Road, Cadoxton, Neath, SA10 8DB

Date

July 2025

Project Reference

24.217

Client

Neath Port Talbot County Borough Council

Product of

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Mulberry Drive
Cardiff Gate Business Park
Cardiff CF23 8RS

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Report Revision No.

Revision B

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Introduction

- 1.1 Asbri Planning have been instructed by Neath Port Talbot County Borough Council to undertake a Pre Application Consultation (PAC) and prepare a subsequent report in respect of the proposed demolition of existing comprehensive school and loss of existing sports fields, construction of new comprehensive school, modified car parking arrangement, inclusion of sports pitches and multi use games areas, lighting, landscaping and associated infrastructure works at land at Llangatwg Comprehensive School, Main Road, Cadoxton, Neath, SA10 8DB.
- 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 16th May 2025 to 13th June 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 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 16th May 2025 to 13th June 2025 inclusive. Computer facilities were identified to view the application at Neath Library, Water Street, Neath, SA11 3EP which is open Monday to Friday 9.00-17.30, and Saturday 9.00-16.00. The library is closed on Sunday. 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/Existing Site Plan	26CC07-ASL-00-ZZ-DR-A-00001-P2
Existing Floor Plans 1 of 5	N/A
Existing Floor Plans 2 of 5	N/A
Existing Floor Plans 3 of 5	N/A
Existing Floor Plans 4 of 5	N/A
Existing Floor Plans 5 of 5	N/A
Proposed Ground Floor Plan	26CC07-ASL-31-00-D-A-0101-P7
Proposed First Floor Plan	26CC07-ASL-31-01-D-A-0102-P6
Proposed Second Floor Plan	26CC07-ASL-31-02-D-A-0103-P6
Proposed Roof Plan	26CC07-ASL-31-03-D-A-0109-P1
Planning Elevations Sheet 1	26CC07-ASL-32-ZZ-D-A-0110-P1
Planning Elevations Sheet 2	26CC07-ASL-32-ZZ-D-A-0111-P1
Site Sections	26CC07-ASL-32-ZZ-D-A-0140-P2
Proposed Sections Sheet 1	26CC07-ASL-33-ZZ-D-A-0130-P4
Proposed Sections Sheet 2	26CC07-ASL-33-ZZ-D-A-0131-P3
Landscape Masterplan	26CC07-ASL-30-XX-D-L-1001-P10
Hard Landscape	26CC07-ASL-30-XX-D-L-1002-P04
Soft Landscape	26CC07-ASL-30-XX-D-L-1003-P04
Roof Terraces Landscape	26CC07-ASL-30-XX-D-L-1004-P03
Boundary Treatment	26CC07-ASL-30-XX-D-L-1005-P08
Retained and Removed Trees	26CC07-ASL-30-XX-D-L-1006-P04
BB103 Areas	26CC07-ASL-30-XX-D-L-1007-P02
Biodiversity Enhancement	26CC07-ASL-30-XX-D-L-1008-P01
Site Sections	26CC07-ASL-30-XX-D-L-2001-P03
Boundary Treatment	26CC07-ASL-30-XX-D-L-1005-P08
Proposed Drainage Layout Sheet 1	26CC07-CUR-52-XX-D-C-0001-P03
Proposed Drainage Layout Sheet 2	26CC07-CUR-52-XX-D-C-0002-P03

External LUX Plot	26CC07-TBA-55-XX-D-E-6301-P02
External Sports Pitches LUX Plot	26CC07-TBA-55-XX-D-E-6302-P01

Table 2: list of Documents

Document	Author
Planning application forms (1APP)	Asbri Planning
Planning Statement	Asbri Planning
Design and Access Statement	Austin Smith Lord
Green Infrastructure Statement	Austin Smith Lord
Landscape Maintenance and Management Plan	Austin Smith Lord
Outline Specification	Austin Smith Lord
Drainage Strategy and Flood Consequences Assessment	Curtins
Transport Statement	Acstro
Topographic Survey	Gwalia Surveyors
Utilities Survey	Gwalia Surveyors
Arboricultural Report	ArbTS
Preliminary Ecological Assessment	Ecological Services
Phase 1 Geoenvironmental Assessment Desk Top Study	Tetra Tech
Historic Building Recording	Heneb
Logistics Phasing Areas	Morgan Sindall Construction
Net Zero Carbon Report	Arda Consulting
Low Zero Carbon Study	Troup Bywaters + Anders
Baseline Noise Survey Report	Formant
Luminaire Schedule	Troup Bywaters + Anders

- 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 13th June 2025.
- 2.3 A public engagement event was held at the school during the afternoon of 5th June 2025 which allowed local members, the community council and members of the public to view the proposals and discuss with the development team.

Consultation before applying for planning permission

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

Community Consultees (Schedule 1B)

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

Table 3: Community Consultees

Consultee	
Local Member	Phil Rogers
Adjoining Local Member	Caroline Lewis
Clerk of Community Council	Rowland Launchbury

- 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;

- Cadw
- Dwr Cymru
- NRW
- NPTCBC Highways
- Trunk Road Agency
- HSE
- Mid and West Wales Fire and Rescue Service
- Coal Authority
- The Canal and River Trust
- The Sport Council for Wales
- Rail Network Operator

- 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;

- National Grid
- Western Power
- Wales and West Utilities
- NPT Ecology
- NPT Drainage
- NPT SAB
- NPT Trees
- NPT Active Travel
- Archaeological Trust
- Secured by Design Officer

- 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 13 responses were 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	6
Neither object nor support	5
Object	2
Total	13

4.4 The contents of these responses is summarised as follows:

Table 5: Comments in support	
Comments received	Response
Standards being met in regards to science block - In my role as a parent governor and link governor for STEM at Llangatwg, I am especially interested in the provision and design of the STEM facilities within the new school. With this in mind, I would be grateful if you could confirm that the following aspects of the design are being guided by relevant best practice standards — particularly BB103, BB80, BB81, BB98/99, and the Welsh Government's 21st Century Schools Programme Design Guidance — to ensure suitability, safety, and future-readiness: 1. Are science labs being designed with a minimum area of 90–95 m² per 30 pupils, as recommended in BB80 and BB103, with appropriate zoning for wet and dry activities? 2. Will each lab include gas, water, and electrical services at workstations, with emergency shut-off systems, in line with BB80?	In Wales at the time the school development was tendered BB98 size standards was the guidance used; our schedule of accommodation follows those recommendations based on the school cohort size. Much of BB103 is similar to BB98 but has some larger allowances for circulation etc. 1. Yes – science labs follow BB98 target of 90m² for 30 pupils. We have a science classroom to provide more flexible, modern teaching styles that is the size of a general classroom but has the option to open up to the adjoining lab space to create a large flexible teaching space for large demonstrations and experiments 2. All labs will have those services to the teachers desk but one lab is flexible as noted above so does not contain gas supply to fixed student desks

3. Are fume cupboards being incorporated, and will the ventilation meet the safety recommendations outlined in BB80?	3. Yes – fume cupboard types and locations, including mobile ones, have been developed with the science departments recommendations
4. Will each lab have secure and practical access to a central science preparation room, as per BB80 guidance?	4. Yes, there is one large, dedicated preparation room with easy access from the corridor of the science “wing” all on the same level. Each lab has two doors to aid ease of technician support in addition to emergency escape requirements. The prep room is secured through access control on the doors to enable only science staff access to it.
5. Are lab surfaces and flooring specified to be chemical-resistant, non-slip, and easy to clean, as recommended in BB80 and BB103?	5. Yes – Specialist Lab furniture and non-slip, chemical resistant vinyl flooring is specified
6. Is the science prep room centrally located with direct, secure access to all science classrooms, in accordance with BB80?	6. Same as question 4 above.
7. Will there be sufficient space (~15–20 m ² or more) for preparation, equipment storage, and trolley movement?	7. Yes – all accounted for in the large prep room area All Science decisions regarding design layouts have been made with the full cooperation and involvement of the Science Teachers and Technician. Amendments to furniture and room layouts have been made upon their suggestions and recommendations.
8. Is the chemical store fully COSHH-compliant, fire-resistant, ventilated, and equipped with bunded, segregated storage for hazardous materials, as set out in BB80 and BB103?	8. Yes – within the prep room there is a ventilated, secure COSHH cupboard. Agreed with school science department
9. Are maths classrooms being designed to the recommended 55–65 m ² per 30 pupils, in line with BB103, with a quiet, well-lit layout that supports concentration?	9. Yes - all general classrooms including Maths are to 56m ² minimum for class sizes of 30
10. Will these rooms be equipped with appropriate digital teaching aids (e.g., interactive boards), as supported in BB98/99?	10. Yes – all general classrooms will have a large electronic anti-glare interactive teaching screen.
11. Are all D&T workshops and classrooms being designed in full compliance with BS 4163:2021 (Health and safety for design and technology in educational establishments)?	11. Yes
12. Are specialist workshop spaces (e.g. for resistant materials) being allocated 120–140 m ² , with clear zoning for machine operation and bench work, as outlined in BB81 and BB103?	12. Following BB98 the D&T workshops have a target area of 112m ² for 20 pupils, electronics is 90m ² for 30 pupils and the vocational workshop for bricklaying is 92m ² due to smaller group size and less fixed equipment
13. Will appropriate dust and fume extraction systems be included in all relevant areas, as required by BS 4163 and BB81?	13. Yes
14. Are safety features such as emergency shut off systems, PPE storage, non-slip flooring, and suitable circulation space around machinery being incorporated into the designs?	14. Yes

15. Are IT classrooms sized appropriately (60–75 m ² per 30 pupils), with flexibility to accommodate wired and wireless layouts as recommended in BB103 and BB98?	15. Yes – There are two dedicated IT classrooms for 30 pupils each – one is 70m ² and a larger one is 78m ² for fixed wired IT use. There is a flexible Immersion room at 78m ² which is a flexible space for wireless IT use, full walls for future screen projections for modern methods of education/communication. The entire school supports wireless learning to enable any classroom to support the use of wireless devices by pupils as and when required
16. Has screen positioning been planned to avoid glare and support clear sight lines for teacher supervision?	16. Yes – in the IT rooms there are multiple screens planned for students and staff and clear layout enabling the staff member to oversee pupil work. Technology run by the teachers is used to monitor student's work on the PCs also.
17. Is a secure, ventilated server room with uninterruptible power supply (UPS) being included, and are whole-school IT systems being supported by a robust digital infrastructure in line with the Welsh Government's education digital strategy?	17. Yes, a secure server room is to be located on the Ground floor with 3 no comms cabinets. Each Comms cabinet will be provided with a UPS within. The server room will be cooled by a DX / VRF system. The room will not be ventilated as it is not considered an occupied space. Additional comms cabinets will be located on the first and second floors supplied via fibre optic backbone cabling to enable data coverage to parts of the building greater than 90m from the main server room. WIFI and local data points provided throughout. Access to devices and digital learning will be down to the school and their IT department. The infrastructure will support this.
Need for school – Pleasing to see the school receive investment and will provide pupils with access to more facilities with improved accessibility and learning environment.	Comments welcomed. No response required.

Table 6: Comments neither in support or objection

Comments received	Response
Proximity – Building would be brought closer to existing facility. Would the developer be interested in including additional land as part of the redevelopment proposals.	The new school building has been designed to maintain an appropriate relationship with the existing surroundings. Comments regarding the additional parcel of land have been passed onto the applicant for consideration.
Boundary Wall – seeking assurance there is boundary wall/fencing between their property and proposed development	Vertical bar railings fencing will be installed to the secure line of the site to replace the existing fencing.

Accessibility – In need of a disabled access school	The interior layout, facilities and finishes of the proposed new school will be fully accessible to all including those with a range of accessibility needs.
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Table 7: Comments in objection

Comments received	Response
Noise – noise levels that will occur all hours due to the 4g football pitch	The application is accompanied by a detailed Noise Report which considers all aspects of the impact of the development from a noise perspective. The report confirms there are no significant adverse noise impacts predicted from environmental noise affecting the proposed school, and there are no significant noise impacts predicted as a result of noise generated by the sports pitches. The hours of use of the sports pitches will be controlled via planning condition.
Lighting – floodlights affecting them all day and night	The lighting design has been carefully considered in order to have minimal impact upon nearby properties and wildlife. The hours of use of the sports pitches will be controlled via planning condition.
Demolition – please clarify when demolition of the youth wing and gym and old block will begin and how long it will take before completion	The new school is anticipated to open in September 2027 with full project completion in May 2028.
Construction Impacts – Construction works shouldn't impact the quality of life of nearby residents	There will be an inevitable increase in noise and pollution that will be brought about by construction activities associated with any development. However, any development activities will be restricted to sociable hours and consideration will be given to neighbouring residents during this process through the preparation of a Construction Management Plan.
Heritage – Concerned with the plans to demolish the old quadrangle building. Not wanting to lose anymore heritage features within the area.	Consideration was given to retaining the existing buildings however it was decided that this wasn't feasible as part of this phased development. The justification for the loss of the existing buildings can be found within Section 4.1 of the submitted Design and Access Statement. The architectural style of the proposals has been influenced by the existing red brick buildings on site due to their local heritage value and use within buildings in the locality.

Response to Community Consultees

Introduction

- 5.1 A full copy of all responses received from community consultees are contained within Appendix F. Please note that any personal data has been redacted for data protection purposes in accordance with the General Data Protection Regulation (GDPR).
- 5.2 The below tables provide a copy of the responses received, and the design teams responses to these comments;

Cllr. Caroline Lewis	
Comment	
Comment	Thank you for the information regarding Llangatwg school. As a councillor within the ward is the letter and information regarding the meeting in the school on Thursday 5th of June, for sharing with the community.
Response	We were happy for details of the event to be shared with the community.

Response to specialist consultees

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

Cadw

No Objection

Comment The listed historic assets within 3km of the proposed development will not be impacted and therefore have no comments to make.

Response Comment noted, no response required

Dwr Cymru

Concern Raised

Comment Firstly, we note that the proposal relates to the demolition of Llangatwg Comprehensive School to be replaced by the construction of a new school and we acknowledge that the site comprises of a potential windfall development with no allocated status in the Local Development Plan (LDP).

This site is crossed by a 300mm combined public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. However, having regard to the 'Landscape Masterplan', it appears the proposed development would be situated directly above and within the protection zone of the public sewer measured 3 metres either side of the centreline.

For completeness, we recommend the developer refer to their title deeds to confirm if there are any covenants or restrictions associated with the asset crossing the proposed development site. Our strong recommendation is that your site layout is amended to take into account the location of the assets crossing the site and should be referred to in any master-planning exercises or site layout plans submitted as part of any subsequent planning application.

The development 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'.

In this instance we acknowledge receipt of a 'Drainage Strategy & FCA' and 'Proposed Drainage Layout' (Drawing Nos. 0001 & 0002), which indicates proposals to dispose surface water flows into a surface water body. It is therefore recommended that the developer consult with the regulatory body and seek consent from the riparian owner of this system, as well as Neath Port Talbot County Borough Council as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features.

We have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system.

Notwithstanding the point of connection proposed in the accompanying 'Proposed Drainage Layout', we advise that the flows should be connected to the combined sewer crossing the site, at manhole SS76996108. Should a planning application be submitted for this development we will seek to control these points of communication via appropriate planning conditions and therefore recommend that any drainage layout or strategy submitted as part of your application takes this into account.

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

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
Response	Comment noted. Feedback provided is consistent with that received during the SAB pre-app discussions. A SAB application will be submitted shortly.

NRW	
Concerns raised	
Comment	We have concerns with the application as proposed because inadequate information has been provided. To overcome these concerns, you should provide further information in your planning application regarding protected species and land contamination. If this information is not provided, we may object to the planning application when formally consulted by the planning authority.

Protected Species

We have concerns about the above proposal and advise that further information is submitted in support of the application to assess the impacts of the proposal on Protected Species. We note that the submitted report and the application form have identified that Protected Species may be present at the application site. However, the report advises that further survey work may be required and we concur with this advice. We advise that the additional survey work recommended in the report is undertaken and results submitted prior to the submission of the application.

Contaminated Land

We have reviewed the Phase 1 Geoenvironmental Assessment Desk Top Study (Tetra Tech, December 2024). We note the intention to undertake an intrusive ground investigation at the site, and we would suggest that prior to this information be sought from either the local authority or petroleum officer with regards to the presence of any former fuel tanks on the site. If identified, the location can then be targeted during the intrusive works. We will provide further comments when the results are submitted to us.

Pollution Prevention

We note there is a minor water course through site and the Neath river approximately 390m from site. Due to the potential for pollution during construction, we request that a Construction Environmental Management Plan (CEMP) is submitted for the development. We would be satisfied with a condition being included on any planning permission.

Flood Risk

We note from the application form that it has been highlighted that the site is in an area at risk from flooding. However, from our records it appears that the application site is not within any of the flood zones.

Ordinary Water Course

From our mapping information there appears to be an ordinary watercourse which runs through boundary of the site. We recommend you consult with the Local Authority's Drainage Department, to advise on the nature of the watercourse and on any localised flood risk.

Response Comments noted. A bat survey and CEMP will accompany the planning application submission. The ground investigation undertaken on the site did not identify any evidence of hydrocarbon contamination in the soil or groundwater on the site. Any fuel tanks contained within the site will be associated with the current structures and will be removed during the demolition phase. Any evidence of hydrocarbon contamination which is encountered during the demolition process will be assessed and managed following the review of the risk assessment presented in the ground investigation report.

Local Highway Authority

No Objection

Comment No highway objection in principle to development in this location, however the following comments have been issued:

1. RSA stages 1 to 4 required
2. Details off offsite highway works and timescales
3. Details of gates
4. Travel Plan required
5. Details of visibility splays at all access points
6. Internal highway and parking arrangements drawing
7. TS content noted
8. CEMP criteria
9. SAB and Ordinary watercourse consent required

Response RSA and details of offsite highway works are currently being developed. Details of gates and internal highway/parking arrangements are contained within submitted architectural and engineering drawings. A Travel Plan will accompany the full planning submission. The criteria requested within the CEMP will be addressed within the document produced by the contractor. A SAB pre-application has already been submitted and details of the SAB application and Ordinary watercourse consent are being prepared.

HSE

No Objection

Comment Proposed development 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 Comment noted, no response required

Mid and West Wales Fire and Rescue Service

No Objection

Comment 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 Comment noted, no response 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 Comment noted, no response required

Canal and River Trust**No Objection**

Comment This scheme does not meet the criteria for consultation with us as set out in the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Response Comment noted, no response required

Trunk Road Agency**No Comment**

Comment I refer to your consultation of 16/05/2025 regarding the above pre-planning application and advise that the Welsh Government as highway authority for the A465 trunk road would not issue a direction in respect to a future planning application.

Response Comment noted, no response required

Response to other consultees

- 7.1 The following comments have been received following consultation with the 'other' consultees listed at paragraph 3.6. full copy of the representations received can be reviewed at Appendix H. 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 There are no known archaeological sites in the proposed development area. However, a review of historic Ordnance Survey shows the first phase of the school's development (4th ed), as well as a managed waterway running northeast-southwest through the current playing fields and likely associated with a malt house immediately adjacent to the development site.

We would suggest that an archaeological assessment does not need to be submitted with the application. There is a relatively minor potential impact on the historic environment, but this could be mitigated via a condition, should consent be granted. Additionally, we note the submission of a report for a Level 2 building survey focussing on the historic core of the school, in relation to a previous enquiry.

Follow up

Copy of the masterplan was issued. Would likely recommend a programme of monitoring and recording (watching brief) takes place in the northeastern extent of the site, in order to ascertain the extent of the managed waterway, related to the nearby malthouse, running northeast-southwest through the current playing fields. The exact parameters of the watching brief can be worked out in a WSI.

Response Comment noted, no response required .

Wales and West Utilities

No Objection

Comment Have been informed through a third party of intention to demolish buildings at the above address

Response Comment noted, no response required

National Grid

No Objection

Comment Please find attached a plan showing our existing HV & LV network within the vicinity.

Response Comment noted. The National Grid Plan has been circulated to the wider team to make them aware of the location of high and low voltage cables.

Secured By Design	
Comments	
Comment	The list recommendations with a view to the development achieving the Secured by Design (SBD) Gold Award: - Perimeter security: Except where agreed the development must be protected by 2.4 metres fence - CCTV: listed locations in pdf must be protected by CCTV - Lighting: Outside lighting to protect school buildings - Landscaping: Planting must be types that grow to a max of 1 metre - Signage: must be clearly displayed and be multi-lingual - Vehicular parking area and access: Lit and CCTV - Bike stores: must be secure - Refuse and recycling centres: must be secure areas and sited away from the main buildings - External furniture: located away from the buildings and perimeter - access to drainage and service areas: access to telephone junctions to be prevented and manhole covers to be secure - Building shell security: prevent features that aid scaling or climbing - Access control: access from lobby/reception areas into main school and from community areas must be controlled by access control - School entrances and visitor control: entrances must be reduced to the minimum practicable - Drainpipes; flush fitting or concealed - Doors: all external and doors separating community areas must be standards in pdf - Windows: must meet standards where possible in pdf - Reception Areas: Measures should be introduced to protect staff - Intruder alarm system: school must be alarmed and linked to a central monitoring station and where valuable property is situated Further detail of standards and requirements can be seen in provided pdf.
Response	Comments noted. The SBD requests have been reviewed prior to submission of the full planning application.

Conclusion

- 8.1. Asbri Planning have been instructed by Neath Port Talbot County Borough Council to prepare a PAC Report to demonstrate that appropriate pre-application consultation has been carried out in respect of the Proposed demolition of existing comprehensive school and loss of existing sports fields, construction of new comprehensive school, modified car parking arrangement, inclusion of sports pitches and multi use games areas, lighting, landscaping and associated infrastructure works at land at Llangatwg Comprehensive School, Main Road, Cadoxton, Neath, SA10 8DB.
- 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

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

Proposed demolition of existing comprehensive school and loss of existing sports fields, construction of new comprehensive school, modified car parking arrangement, inclusion of sports pitches and multi use games areas, lighting, landscaping and associated infrastructure works

Land at Llangatwg Comprehensive School, Main Road, Cadoxton, Neath, SA10 8DB

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 Morgan Sindall Group and Neath Port Talbot County Borough Council Education Department intends to apply to Neath Port Talbot County Borough Council for planning permission for proposed demolition of existing comprehensive school and loss of existing sports fields, construction of new comprehensive school, modified car parking arrangement, inclusion of sports pitches and multi use games areas, lighting, landscaping and associated infrastructure works at land at Llangatwg Comprehensive School, Main Road, Cadoxton, Neath, SA10 8DB.

You may inspect copies of the proposed application; the plans; and other supporting documents online at www.asbriplanning.co.uk/statutory-pre-application-consultation/. If you do not have direct access to the internet, computer facilities are available at Neath Library, Water Street, Neath, SA11 3EP which is open Monday to Friday 9.00-17.30, and Saturday 9.00-16.00. The library is closed on Sunday.

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, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW. All representations must be received by 13th June 2025.

A public engagement event will be held at Llangatwg School on Thursday 5th June 2025 between 3pm and 7pm. Please come along to view plans and images of the development proposals, discuss queries with members of the team and provide comments on the proposal.

Ein Cyf: IR/LH/24.217
Dyddiad: 16eg Mai 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

Dymchweliad ysgol gyfun presennol a cholled caeau chwaraeon presennol, adeiladaeth ysgol gyfun newydd, trefniant parcio cerbydau wedi ei addasu, cynhwysiad caeau chwaraeon a mannau chwarae amldeffnydd, goleuadau, tirlunio a gwaith isaediledd cysylltiedig

Tir yn Ysgol Gyfun Llangatwg, Main Road, Llangatwg, Castell Nedd, SA10 8DB

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 Morgan Sindall Group ac Adran Addysg Cyngor Bwrdeistref Sirol Castell-Nedd Port Talbot yn bwriadu gwneud cais i Gyngor Bwrdeistref Sirol Castell-Nedd Port Talbot am ganiatâd cynllunio am ddymchweliad ysgol gyfun presennol a cholled caeau chwaraeon presennol, adeiladaeth ysgol gyfun newydd, trefniant parcio cerbydau wedi ei addasu, cynhwysiad caeau chwaraeon a mannau chwarae amldeffnydd, goleuadau, tirlunio a gwaith isaediledd cysylltiedig ar y tir yn Ysgol Gyfun Llangatwg, Main Road, Llangatwg, Castell Nedd, SA10 8DB.

Gellwch archwilio copïau o'r cais arfaethedig; y planiau; a dogfennau ategol eraill ar-lein ar www.asbriplanning.co.uk/statutory-pre-application-consultation/. Os nad oes gennych fynediad uniongyrchol i'r rhyngwrwyd, mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon yn Llyfrgell Castell Nedd, Stryd y Dŵr, Castell-nedd, SA11 3EP. Mae'r llyfrgell ar agor rhwng 9.00 – 17.30 ar ddydd Llun i ddydd Gwener, a rhwng 9.00-16.00 ar ddydd Sadwrn. 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 e-bost i mail@asbriplanning.co.uk neu neu drwy ysgrifennu at Asbri Planning, Swit D, Llawr 1af, 220 High Street, Abertawe, SA1 1NW erbyn 13eg Mehefin 2025.

Cynhaliwyd digwyddiad ymgysylltu â'r cyhoedd yn Ysgol Llangatwg ar Ddydd Iau 5ed Mehefin 2025 rhwng 3yp a 7yp. Dewch draw i weld cynlluniau a delweddau o'r cynigion, trafod unrhyw ymholiadau gydag aelodau o'r tîm a rhoi sylwadau ar y cynnig.



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

Our Ref: IR/LH/24.217

Date: 16th May 2025

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

«Add1»

«Add2_»

«Add3»

«Add4_»

«Add5_»

Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792 480535
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

**Proposed demolition of existing comprehensive school and loss of existing sports fields, construction of new comprehensive school, modified car parking arrangement, inclusion of sports pitches and multi use games areas, lighting, landscaping and associated infrastructure works
Land at Llangatwg Comprehensive School, Main Road, Cadoxton, Neath, SA10 8DB**

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A public engagement event will be held at Llangatwg School on Thursday 5th June 2025 between 3pm and 7pm. Please come along to view plans and images of the development proposals, discuss queries with members of the team and provide comments on the proposal.

Yours sincerely,



Iwan Rowlands
Planner

Ein Cyf: IR/LH/24.217
Dyddiad: 16eg Mai 2025

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

«Add1»
«Add2_»
«Add3»
«Add4_»
«Add5_»

Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk



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

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Tir yn Ysgol Gyfun Llangatwg, Main Road, Llangatwg, Castell Nedd, SA10 8DB

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 Morgan Sindall Group ac Adran Addysg Cyngor Bwrdeistref Sirol Castell-Nedd Port Talbot yn bwriadu gwneud cais i Gyngor Bwrdeistref Sirol Castell-Nedd Port Talbot am ganiatâd cynllunio am ddymchweliad ysgol gyfun presennol a cholled caeau chwaraeon presennol, adeiladaeth ysgol gyfun newydd, trefniant parcio cerbydau wedi ei addasu, cynhwysiad caeau chwaraeon a mannau chwarae amllddefnydd, goleuadau, tirlunio a gwaith isaediledd cysylltiedig ar y tir yn Ysgol Gyfun Llangatwg, Main Road, Llangatwg, Castell Nedd, SA10 8DB.

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Yr eiddoch yn gywir,



Iwan Rowlands
Cynllunydd

[illegible]

[illegible]

Owner/Occupier	51 Underwood Road	Cadoxton	Neath	SA12 9LD
Owner/Occupier	52 Underwood Road	Cadoxton	Neath	SA12 9LG
Owner/Occupier	53 Underwood Road	Cadoxton	Neath	SA12 9LG
Owner/Occupier	54 Underwood Road	Cadoxton	Neath	SA12 9LG
Owner/Occupier	55 Underwood Road	Cadoxton	Neath	SA12 9LG
Owner/Occupier	56 Underwood Road	Cadoxton	Neath	SA12 9LG
Owner/Occupier	57 Underwood Road	Cadoxton	Neath	SA12 9LG
Owner/Occupier	58 Underwood Road	Cadoxton	Neath	SA12 9LG
Owner/Occupier	59 Underwood Road	Cadoxton	Neath	SA12 9LG
Owner/Occupier	60 Underwood Road	Cadoxton	Neath	SA12 9LG
Owner/Occupier	61 Underwood Road	Cadoxton	Neath	SA12 9LG
Owner/Occupier	62 Underwood Road	Cadoxton	Neath	SA12 9LE
Owner/Occupier	63 Underwood Road	Cadoxton	Neath	SA12 9LE
Owner/Occupier	64 Underwood Road	Cadoxton	Neath	SA12 9LE
Owner/Occupier	65 Underwood Road	Cadoxton	Neath	SA12 9LE
Owner/Occupier	66 Underwood Road	Cadoxton	Neath	SA12 9LE
Owner/Occupier	67 Underwood Road	Cadoxton	Neath	SA12 9LE
Owner/Occupier	68 Underwood Road	Cadoxton	Neath	SA12 9LE
Owner/Occupier	69 Underwood Road	Cadoxton	Neath	SA12 9LE
Owner/Occupier	70 Underwood Road	Cadoxton	Neath	SA12 9LE
Owner/Occupier	71 Underwood Road	Cadoxton	Neath	SA12 9LE
Owner/Occupier	72 Underwood Road	Cadoxton	Neath	SA12 9LE
Owner/Occupier	73 Underwood Road	Cadoxton	Neath	SA12 9LE
Owner/Occupier	74 Underwood Road	Cadoxton	Neath	SA12 9LE
Owner/Occupier	75 Underwood Road	Cadoxton	Neath	SA12 9LE
Owner/Occupier	76 Underwood Road	Cadoxton	Neath	SA12 9LE
Owner/Occupier	77 Underwood Road	Cadoxton	Neath	SA12 9LE
Owner/Occupier	78 Underwood Road	Cadoxton	Neath	SA12 9LE
Owner/Occupier	Brooklands	Main Road	Cadoxton	SA10 8DA
Owner/Occupier	1 Ynysllynlladd Cottages	Main Road	Cadoxton	SA10 8DA
Owner/Occupier	2 Ynysllynlladd Cottages	Main Road	Cadoxton	SA10 8DA
Owner/Occupier	Ynysllynlladd House	Main Road	Cadoxton	SA10 8DA
Owner/Occupier	1 Maes Gwyn	Aberdulais	Neath	SA10 8LD
Owner/Occupier	2 Maes Gwyn	Aberdulais	Neath	SA10 8LD
Owner/Occupier	3 Maes Gwyn	Aberdulais	Neath	SA10 8LD
Owner/Occupier	4 Maes Gwyn	Aberdulais	Neath	SA10 8LD
Owner/Occupier	5 Maes Gwyn	Aberdulais	Neath	SA10 8LD
Owner/Occupier	6 Maes Gwyn	Aberdulais	Neath	SA10 8LD
Owner/Occupier	7 Maes Gwyn	Aberdulais	Neath	SA10 8LD
Owner/Occupier	8 Maes Gwyn	Aberdulais	Neath	SA10 8LD
Owner/Occupier	9 Maes Gwyn	Aberdulais	Neath	SA10 8LD
Owner/Occupier	10 Maes Gwyn	Aberdulais	Neath	SA10 8LD
Owner/Occupier	11 Maes Gwyn	Aberdulais	Neath	SA10 8LD
Owner/Occupier	Drisgol Goch	Penscynor	Cilfrew	SA10 8LF
Owner/Occupier	Windsor House	Penscynor	Cilfrew	SA10 8LF
Owner/Occupier	Bryngelli	Penscynor	Cilfrew	SA10 8LF

Owner/Occupier	Ardwyn House	Penscynor	Cilfrew	SA10 8LF
Owner/Occupier	Plas Newydd	Penscynor	Cilfrew	SA10 8LF
Owner/Occupier	1 Penscynor	Cilfrew	Neath	SA10 8LF
Owner/Occupier	2 Penscynor	Cilfrew	Neath	SA10 8LF
Owner/Occupier	3 Penscynor	Cilfrew	Neath	SA10 8LF
Owner/Occupier	3A Penscynor	Cilfrew	Neath	SA10 8LF
Owner/Occupier	4 Penscynor	Cilfrew	Neath	SA10 8LF
Owner/Occupier	4A Penscynor	Cilfrew	Neath	SA10 8LF
Owner/Occupier	5 Penscynor	Cilfrew	Neath	SA10 8LF
Owner/Occupier	6 Penscynor	Cilfrew	Neath	SA10 8LF
Owner/Occupier	7 Penscynor	Cilfrew	Neath	SA10 8LF
Owner/Occupier	8 Penscynor	Cilfrew	Neath	SA10 8LF
Owner/Occupier	9 Penscynor	Cilfrew	Neath	SA10 8LF
Owner/Occupier	10 Penscynor	Cilfrew	Neath	SA10 8LF
Owner/Occupier	11 Penscynor	Cilfrew	Neath	SA10 8LF
Owner/Occupier	12 Penscynor	Cilfrew	Neath	SA10 8LF
Owner/Occupier	13 Penscynor	Cilfrew	Neath	SA10 8LF
Owner/Occupier	14 Penscynor	Cilfrew	Neath	SA10 8LF
Owner/Occupier	15 Penscynor	Cilfrew	Neath	SA10 8LF
Owner/Occupier	16 Penscynor	Cilfrew	Neath	SA10 8LF
Owner/Occupier	17 Penscynor	Cilfrew	Neath	SA10 8LF
Owner/Occupier	18 Penscynor	Cilfrew	Neath	SA10 8LF
Owner/Occupier	19 Penscynor	Cilfrew	Neath	SA10 8LF
Owner/Occupier	20 Penscynor	Cilfrew	Neath	SA10 8LF
Owner/Occupier	21 Penscynor	Cilfrew	Neath	SA10 8LF
Owner/Occupier	Neath Coachbuilders	Cilfrew	Neath	SA10 8LF
Owner/Occupier	Mona House	Cilfrew	Neath	SA10 8LF
Owner/Occupier	The Bungalow	Cilfrew	Neath	SA10 8LF
Owner/Occupier	Cilfrew Primary School	Cilfrew	Neath	SA10 8LF
Owner/Occupier	1 Nant Y Glyn	Cilfrew	Neath	SA10 8LS
Owner/Occupier	2 Nant Y Glyn	Cilfrew	Neath	SA10 8LS
Owner/Occupier	3 Nant Y Glyn	Cilfrew	Neath	SA10 8LS
Owner/Occupier	4 Nant Y Glyn	Cilfrew	Neath	SA10 8LS
Owner/Occupier	5 Nant Y Glyn	Cilfrew	Neath	SA10 8LS
Owner/Occupier	6 Nant Y Glyn	Cilfrew	Neath	SA10 8LS
Owner/Occupier	Greenacres	Cilfrew	Neath	SA10 8LF
Owner/Occupier	Gracelands	Cilfrew	Neath	SA10 8LF
Owner/Occupier	Bronwydd	Cilfrew	Neath	SA10 8LF
Owner/Occupier	3 The Pines	Cilfrew	Neath	SA10 8AL
Owner/Occupier	5 The Pines	Cilfrew	Neath	SA10 8AL
Owner/Occupier	7 The Pines	Cilfrew	Neath	SA10 8AL
Owner/Occupier	9 The Pines	Cilfrew	Neath	SA10 8AL
Owner/Occupier	11 The Pines	Cilfrew	Neath	SA10 8AL
Owner/Occupier	12 The Pines	Cilfrew	Neath	SA10 8AL
Owner/Occupier	14 The Pines	Cilfrew	Neath	SA10 8AL
Owner/Occupier	15 The Pines	Cilfrew	Neath	SA10 8AL

[illegible]

Owner/Occupier	14 Parc Penscynor	Cilfrew	Neath	SA10 8LQ
Owner/Occupier	15 Parc Penscynor	Cilfrew	Neath	SA10 8LQ
Owner/Occupier	16 Parc Penscynor	Cilfrew	Neath	SA10 8LQ
Owner/Occupier	17 Parc Penscynor	Cilfrew	Neath	SA10 8LQ
Owner/Occupier	18 Parc Penscynor	Cilfrew	Neath	SA10 8LQ
Owner/Occupier	19 Parc Penscynor	Cilfrew	Neath	SA10 8LQ
Owner/Occupier	20 Parc Penscynor	Cilfrew	Neath	SA10 8LQ
Owner/Occupier	21 Parc Penscynor	Cilfrew	Neath	SA10 8LQ
Owner/Occupier	22 Parc Penscynor	Cilfrew	Neath	SA10 8LQ
Owner/Occupier	23 Parc Penscynor	Cilfrew	Neath	SA10 8LQ
Owner/Occupier	24 Parc Penscynor	Cilfrew	Neath	SA10 8LQ
Owner/Occupier	25 Parc Penscynor	Cilfrew	Neath	SA10 8LQ
Owner/Occupier	26 Parc Penscynor	Cilfrew	Neath	SA10 8LQ
Owner/Occupier	27 Parc Penscynor	Cilfrew	Neath	SA10 8LQ
Owner/Occupier	28 Parc Penscynor	Cilfrew	Neath	SA10 8LQ
Owner/Occupier	29 Parc Penscynor	Cilfrew	Neath	SA10 8LQ
Owner/Occupier	30 Parc Penscynor	Cilfrew	Neath	SA10 8LQ
Owner/Occupier	31 Parc Penscynor	Cilfrew	Neath	SA10 8LQ
Owner/Occupier	32 Parc Penscynor	Cilfrew	Neath	SA10 8LQ
Owner/Occupier	33 Parc Penscynor	Cilfrew	Neath	SA10 8LQ
Owner/Occupier	34 Parc Penscynor	Cilfrew	Neath	SA10 8LQ
Owner/Occupier	35 Parc Penscynor	Cilfrew	Neath	SA10 8LQ
Owner/Occupier	36 Parc Penscynor	Cilfrew	Neath	SA10 8LQ
Owner/Occupier	37 Parc Penscynor	Cilfrew	Neath	SA10 8LQ
Owner/Occupier	38 Parc Penscynor	Cilfrew	Neath	SA10 8LQ
Owner/Occupier	39 Parc Penscynor	Cilfrew	Neath	SA10 8LQ
Owner/Occupier	41 Parc Penscynor	Cilfrew	Neath	SA10 8LQ
Owner/Occupier	43 Parc Penscynor	Cilfrew	Neath	SA10 8LQ
Owner/Occupier	Pencynor House	Cilfrew	Neath	SA10 8LF
Owner/Occupier	Pencynor Cottage	Cilfrew	Neath	SA10 8LF
Owner/Occupier	Pencynor Court	Cilfrew	Neath	SA10 8LF
Owner/Occupier	Carreg Goch	Cilfrew	Neath	SA10 8LF
Owner/Occupier	Greystones	Cilfrew	Neath	SA10 8LF
Owner/Occupier	1A Rosser Terrace	Cilfrew	Neath	SA10 8LH
Owner/Occupier	1B Rosser Terrace	Cilfrew	Neath	SA10 8LH
Owner/Occupier	1 Ffynnon Dawel	Aberdulais	Neath	SA10 8LQ
Owner/Occupier	3 Ffynnon Dawel	Aberdulais	Neath	SA10 8LQ
Owner/Occupier	5 Ffynnon Dawel	Aberdulais	Neath	SA10 8LQ
Owner/Occupier	7 Ffynnon Dawel	Aberdulais	Neath	SA10 8LQ
Owner/Occupier	9 Ffynnon Dawel	Aberdulais	Neath	SA10 8LQ
Owner/Occupier	Oakview Bungalow	Aberdulais	Neath	SA10 8LE
Owner/Occupier	The Gables	Aberdulais	Neath	SA10 8LE
Owner/Occupier	Sunnybank	Aberdulais	Neath	SA10 8LE
Owner/Occupier	2 Ffynnon Dawel	Aberdulais	Neath	SA10 8LQ
Owner/Occupier	4 Ffynnon Dawel	Aberdulais	Neath	SA10 8LQ
Owner/Occupier	6 Ffynnon Dawel	Aberdulais	Neath	SA10 8LQ

Owner/Occupier	8 Ffynnon Dawel	Aberdulais	Neath	SA10 8LQ
Owner/Occupier	10 Ffynnon Dawel	Aberdulais	Neath	SA10 8LQ
Owner/Occupier	12 Ffynnon Dawel	Aberdulais	Neath	SA10 8LQ
Owner/Occupier	14 Ffynnon Dawel	Aberdulais	Neath	SA10 8LQ
Owner/Occupier	16 Ffynnon Dawel	Aberdulais	Neath	SA10 8LQ
Owner/Occupier	18 Ffynnon Dawel	Aberdulais	Neath	SA10 8LQ
Owner/Occupier	20 Ffynnon Dawel	Aberdulais	Neath	SA10 8LQ
Owner/Occupier	22 Ffynnon Dawel	Aberdulais	Neath	SA10 8LQ
Owner/Occupier	24 Ffynnon Dawel	Aberdulais	Neath	SA10 8LQ
Owner/Occupier	26 Ffynnon Dawel	Aberdulais	Neath	SA10 8LQ
Owner/Occupier	28 Ffynnon Dawel	Aberdulais	Neath	SA10 8LQ
Owner/Occupier	30 Ffynnon Dawel	Aberdulais	Neath	SA10 8LQ
Owner/Occupier	28 Ffynnon Dawel	Aberdulais	Neath	SA10 8LQ
Owner/Occupier	30 Ffynnon Dawel	Aberdulais	Neath	SA10 8LQ
Owner/Occupier	30A Ffynnon Dawel	Aberdulais	Neath	SA10 8LQ
Owner/Occupier	32 Ffynnon Dawel	Aberdulais	Neath	SA10 8LQ
Owner/Occupier	32A Ffynnon Dawel	Aberdulais	Neath	SA10 8LQ
Owner/Occupier	Tom's Nurseries and Garden Centre	Cadoxton	Neath	SA10 8BT
Owner/Occupier	Cadoxton Stores	Cadoxton	Neath	SA10 8BT
Owner/Occupier	The Old Coach House	Cadoxton	Neath	SA10 8DA
Owner/Occupier	Lakes Cafe	Main Road	Cilfrew	SA10 8LF
Owner/Occupier	Persimmon House	Fulford	York	YO19 4FE
Owner/Occupier	Suite 1	Chestnut House	Phoenix Way	SA7 9LA
Owner/Occupier	Summer House	Penscynor	Cilfrew	SA10 8LF
Owner/Occupier	Suite 1	Chestnut House	Phoenix Way	SA7 9LA
Owner/Occupier	Sevenoaks	Main Road	Cilfrew	SA10 8LH
Owner/Occupier	26 Walter Road	Swansea	SA1 5NN	
Owner/Occupier	44 Doughty Road	London	WC1N 2LJ	
Owner/Occupier	Neath Coachbuilders	Penscynor	Cilfrew	SA10 8LF
Owner/Occupier	Llwynonn	Maesquarre Road	Ammanford	SA18 2LF
Owner/Occupier	3 Llys Ynysdecwyn	Ystradgynlais	Swansea	SA9 1EN
Owner/Occupier	Civic Centre	Port Talbot	Neath Port Talbot	SA13 1PJ

Appendix C - Screenshot of the Asbri Planning Website

Land at Llangatwg Comprehensive School, Main Road, Cadoxton, Neath, SA10 8DB / Tir yn Ysgol Gyfun Llangatwg



Asbri Planning have been instructed by Morgan Sindall Group and Neath Port Talbot County Borough Council Education Department to progress a Pre-Application Consultation (PAC) in respect of the proposed demolition of existing comprehensive school and loss of existing sports fields, construction of new comprehensive school, modified car parking arrangement, inclusion of sports pitches and multi use games areas, lighting, landscaping and associated infrastructure works at land at Llangatwg Comprehensive School, Main Road, Cadoxton, Neath, SA10 8DB.

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. Under Section 2C Asbri Planning are required to make a draft valid planning application available publicly for comment for no less than 28 days.

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

Anyone who wishes to make representations about this proposed development must do so by 13th June 2025. We would encourage you to e-mail these to mail@asbriplanning.co.uk or alternatively please download the [attached form](#), and send them to Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW.

A public engagement event will be held at Llangatwg School on Thursday 5th June 2025 between 3pm and 7pm. Please come along to view plans and images of the development proposals, discuss queries with members of the team and provide comments on the proposal.

Mae Asbri Planning Cyf wedi ei gomisiynu gan Morgan Sindall Group ac Adran Addysg Cyngor Bwrdeistref Sirol Castell-Nedd Port Talbot i drefnu ymgynghoriad cyn gweud cais cynllunio llawn am ddymchwellaed ysgol gyfun presennol a cholled caeau chwaraeon presennol, adeiladaeth ysgol gyfun newydd, trefniant parcio cerbydau wedi ei addasu, cynhywsiad caeau chwaraeon a manau chwarae amlddefnydd, goleuadau, tirlunio a gwaith isadlededd cysylltiedig ar dir yn Ysgol Gyfun Llangatwg, Main Road, Llangatwg, Castell Nedd, SA10 8DB.

Yn unol â Rhan 1A o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) (Dwyglo) 2016, mae gofyniad i bob datblygiad mawr ginnal ymgynghoriad cyn ymgaisio i'r awdurdod leol. Mae yna ofn i Asbri Planning hyrbysu dogfennau a manylion sydd yn ofynnol er mwyn i'r cais fod yn un ddys am o leiaf 28 diwrnod.

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

Dylai unrhyw un sydd yn dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig wneud erbyn 13eg Mehefin 2025. Rydym yn eich annog i e-bostio eich sylwadau at mail@asbriplanning.co.uk, neu lawrlwytho'r [ffurflen atodol](#) a'u yrru i Asbri Planning Cyf, Swit D, Llawr 1af, 220 High Street, Abertawe, SA1 1NW.

Cynhaliwyd digwyddiad ymgysylltu â'r cyhoedd yn Ysgol Llangatwg ar Ddydd Iau Sed Mehefin 2025 rhwng 3pm a 7pm. Dewch draw i weld cynlluniau a delweddau o'r cynigion, trafod unrhyw ymholiadau gyda aelodau o'r tîm a rhoi sylwadau ar y cynig.

Supporting Documents

Plans

Architectural

[Site Location Plan](#)

[Existing Floor Plans 1 of 5](#)

[Existing Floor Plans 2 of 5](#)

[Existing Floor Plans 3 of 5](#)

[Existing Floor Plans 4 of 5](#)

[Existing Floor Plans 5 of 5](#)

[Existing Site Plan](#)

[Planning Elevations Sheet 1](#)

[Planning Elevations Sheet 2](#)

[Proposed First Floor Plan](#)

[Proposed Ground Floor Plan](#)

[Proposed Roof Plan](#)

[Proposed Second Floor Plan](#)

[Proposed Sections 1](#)

Reports

[Application Forms](#)

[Historic Building Recording](#)

[Low Zero Carbon Study](#)

[Net Zero Carbon Report](#)

[Design and Access Statement Part 1](#)

[Design and Access Statement Part 2](#)

[Preliminary Ecological Appraisal](#)

[Drainage Strategy and Flood Consequences Assessment](#)

[Phase 1 Geoenvironmental Assessment Desk Top Study](#)

[Green Infrastructure Statement](#)

[Landscape Maintenance and Management Plan](#)

[Outline Specification](#)

[Transport Statement](#)

[Arbicultural Report](#)

[Planning Statement](#)

[Proposed Sections 2](#)

[Site Location Plan](#)

[Site Sections](#)

[Visual 1](#)

[Visual 2](#)

[Visual 3](#)

[Visual 4](#)

[Drainage](#)

[Proposed Drainage Layout Sheet 1](#)

[Proposed Drainage Layout Sheet 2](#)

[Landscaping](#)

[BB103 Areas](#)

[Biodiversity Enhancements](#)

[Boundary Treatments](#)

[Hard Landscapes](#)

[Landscape Masterplan](#)

[Retained and Removed Trees](#)

[Roof Terrace Landscapes](#)

[Site Sections](#)

[Soft Landscapes](#)

[Logistics](#)

[Locations Planning Areas](#)

[Topographic](#)

[Topographical Survey](#)

[Utilities](#)

[Utilities Survey](#)

[Baseline Noise Survey Report](#)

[External LUX Plot](#)

[External Sports Pitches LUX Plot](#)

[Luminaires Schedule](#)

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

Our Ref: IR/LH/24.217

Date: 16th May 2025

Cllr. Phil Rogers
cllr.p.rogers@neath-porttalbot.gov.uk

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



Dear Cllr. Phil Rogers,

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

**Proposed demolition of existing comprehensive school and loss of existing sports fields, construction of new comprehensive school, modified car parking arrangement, inclusion of sports pitches and multi use games areas, lighting, landscaping and associated infrastructure works
Land at Llangatwg Comprehensive School, Main Road, Cadoxton, Neath, SA10 8DB**

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 Morgan Sindall Group and Neath Port Talbot County Borough Council Education Department intends to apply to Neath Port Talbot County Borough Council for planning permission for proposed demolition of existing comprehensive school and loss of existing sports fields, construction of new comprehensive school, modified car parking arrangement, inclusion of sports pitches and multi use games areas, lighting, landscaping and associated infrastructure works at land at Llangatwg Comprehensive School, Main Road, Cadoxton, Neath, SA10 8DB.

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 Neath Library, Water Street, Neath, SA11 3EP which is open Monday to Friday 9.00-17.30, and Saturday 9.00-16.00. The library is closed on Sunday.

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, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW. All representations must be received by 13th June 2025

A public engagement event will be held at Llangatwg School on Thursday 5th June 2025. A dedicated hour slot between 2pm and 3pm will be provided for local members and community council, with the general public invited to attend between 3pm and 7pm. Please come along to view plans and images of the development proposals, discuss queries with members of the team and provide comments on the proposal.

Yours sincerely,



Iwan Rowlands
Planner

Ein Cyf: IR/LH/24.217
Dyddiad: 16eg Mai 2025

Cllr. Phil Rogers
cllr.p.rogers@neath-porttalbot.gov.uk

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Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk



Annwyl Cllr. Phil Rogers,

**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

Dymchweliad ysgol gyfun presennol a cholled caeau chwaraeon presennol, adeiladaeth ysgol gyfun newydd, trefniant parcio cerbydau wedi ei addasu, cynhwysiad caeau chwaraeon a mannau chwarae amldeffnydd, goleuadau, tirlunio a gwaith isaediledd cysylltiedig

Tir yn Ysgol Gyfun Llangatwg, Main Road, Llangatwg, Castell Nedd, SA10 8DB

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 Morgan Sindall Group ac Adran Addysg Cyngor Bwrdeistref Sirol Castell-Nedd Port Talbot yn bwriadu gwneud cais i Gyngor Bwrdeistref Sirol Castell-Nedd Port Talbot am ganiatâd cynllunio am dymchweliad ysgol gyfun presennol a cholled caeau chwaraeon presennol, adeiladaeth ysgol gyfun newydd, trefniant parcio cerbydau wedi ei addasu, cynhwysiad caeau chwaraeon a mannau chwarae amldeffnydd, goleuadau, tirlunio a gwaith isaediledd cysylltiedig ar y tir yn Ysgol Gyfun Llangatwg, Main Road, Llangatwg, Castell Nedd, SA10 8DB.

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 Castell Nedd, Stryd y Dŵr, Castell-nedd, SA11 3EP. Mae'r llyfrgell ar agor rhwng 9.00 – 17.30 ar ddydd Llun i ddydd Gwener, a rhwng 9.00-16.00 ar ddydd Sadwrn. 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 drwy ysgrifennu at Asbri Planning, Swit D, Llawr 1af, 220 High Street, Abertawe, SA1 1NW erbyn 13eg Mehefin 2025.

Cynhaliwyd digwyddiad ymgysylltu â'r cyhoedd yn Ysgol Llangatwg ar Ddydd Iau 5ed Mehefin 2025. Mae awr penodedig rhwng 2yp a 3yp ar gyfer aelodau lleol a'r cyngor cymunedol, gyda'r cyhoedd yn cael gwahoddiad i fynychu rhwng 3yp a 7yp. Dewch draw i weld cynlluniau a delweddau o'r cynigion, trafod unrhyw ymholiadau gydag aelodau o'r tîm a rhoi sylwadau ar y cynnig.

Yr eiddoch yn gywir,



Iwan Rowlands
Cynllunydd

Our Ref: IR/LH/24.217

Date: 16th May 2025

Cllr. Caroline Lewis
cllr.c.c.Lewis@npt.gov.uk

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



Dear Cllr. Caroline Lewis,

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

**Proposed demolition of existing comprehensive school and loss of existing sports fields,
construction of new comprehensive school, modified car parking arrangement, inclusion of sports
pitches and multi use games areas, lighting, landscaping and associated infrastructure works
Land at Llangatwg Comprehensive School, Main Road, Cadoxton, Neath, SA10 8DB**

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 Morgan Sindall Group and Neath Port Talbot County Borough Council Education Department intends to apply to Neath Port Talbot County Borough Council for planning permission for proposed demolition of existing comprehensive school and loss of existing sports fields, construction of new comprehensive school, modified car parking arrangement, inclusion of sports pitches and multi use games areas, lighting, landscaping and associated infrastructure works at land at Llangatwg Comprehensive School, Main Road, Cadoxton, Neath, SA10 8DB.

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 Neath Library, Water Street, Neath, SA11 3EP which is open Monday to Friday 9.00-17.30, and Saturday 9.00-16.00. The library is closed on Sunday.

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, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW. All representations must be received by 13th June 2025

A public engagement event will be held at Llangatwg School on Thursday 5th June 2025. A dedicated hour slot between 2pm and 3pm will be provided for local members and community council, with the general public invited to attend between 3pm and 7pm. Please come along to view plans and images of the development proposals, discuss queries with members of the team and provide comments on the proposal.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'I Rowlands'.

Iwan Rowlands
Planner

Ein Cyf: IR/LH/24.217
Dyddiad: 16eg Mai 2025

Cllr. Caroline Lewis
cllr.c.c.Lewis@npt.gov.uk

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Dear Cllr. Caroline Lewis,

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

Dymchweliad ysgol gyfun presennol a cholled caeau chwaraeon presennol, adeiladaeth ysgol gyfun newydd, trefniant parcio cerbydau wedi ei addasu, cynhwysiad caeau chwaraeon a mannau chwarae amldeffnydd, goleuadau, tirlunio a gwaith isaediledd cysylltiedig

Tir yn Ysgol Gyfun Llangatwg, Main Road, Llangatwg, Castell Nedd, SA10 8DB

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Yr eiddoch yn gywir,



Iwan Rowlands
Cynllunydd

Our Ref: IR/LH/24.217

Date: 16th May 2025

Clerk Rowland Launchbury
clerk@blaenhonddan-wcc.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 Clerk Rowland Launchbury,

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

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Yours sincerely,



Iwan Rowlands
Planner

Ein Cyf: IR/LH/24.217

Dyddiad: 16eg Mai 2025

Clerk Rowland Launchbury
clerk@blaenhonddan-wcc.gov.uk

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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

Dymchweliad ysgol gyfun presennol a cholled caeau chwaraeon presennol, adeiladaeth ysgol gyfun newydd, trefniant parcio cerbydau wedi ei addasu, cynhwysiad caeau chwaraeon a mannau chwarae amldeffnydd, goleuadau, tirlunio a gwaith isaediledd cysylltiedig

Tir yn Ysgol Gyfun Llangatwg, Main Road, Llangatwg, Castell Nedd, SA10 8DB

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 Morgan Sindall Group ac Adran Addysg Cyngor Bwrdeistref Sirol Castell-Nedd Port Talbot yn bwriadu gwneud cais i Gyngor Bwrdeistref Sirol Castell-Nedd Port Talbot am ganiatâd cynllunio am dymchweliad ysgol gyfun presennol a cholled caeau chwaraeon presennol, adeiladaeth ysgol gyfun newydd, trefniant parcio cerbydau wedi ei addasu, cynhwysiad caeau chwaraeon a mannau chwarae amldeffnydd, goleuadau, tirlunio a gwaith isaediledd cysylltiedig ar y tir yn Ysgol Gyfun Llangatwg, Main Road, Llangatwg, Castell Nedd, SA10 8DB.

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 Castell Nedd, Stryd y Dŵr, Castell-nedd, SA11 3EP. Mae'r llyfrgell ar agor rhwng 9.00 – 17.30 ar ddydd Llun i ddydd Gwener, a rhwng 9.00-16.00 ar ddydd Sadwrn. 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 e-bost i mail@asbriplanning.co.uk neu drwy ysgrifennu at Asbri Planning, Swit D, Llawr 1af, 220 High Street, Abertawe, SA1 1NW erbyn 13eg Mehefin 2025.

Cynhaliwyd digwyddiad ymgysylltu â'r cyhoedd yn Ysgol Llangatwg ar Ddydd Iau 5ed Mehefin 2025. Mae awr penodedig rhwng 2yp a 3yp ar gyfer aelodau lleol a'r cyngor cymunedol, gyda'r cyhoedd yn cael gwahoddiad i fynychu rhwng 3yp a 7yp. Dewch draw i weld cynlluniau a delweddau o'r cynigion, trafod unrhyw ymholiadau gydag aelodau o'r tîm a rhoi sylwadau ar y cynnig.

Yr eiddoch yn gywir,



Iwan Rowlands
Cynllunydd

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

Our Ref: IR/LH/24.217

Date: 16th May 2025

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



Dear specialist consultee,

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

SCHEDULE 1C Article 2D

**Proposed demolition of existing comprehensive school and loss of existing sports fields, construction of new comprehensive school, modified car parking arrangement, inclusion of sports pitches and multi use games areas, lighting, landscaping and associated infrastructure works
Land at Llangatwg Comprehensive School, Main Road, Cadoxton, Neath, SA10 8DB**

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Yours sincerely,

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

Iwan Rowlands
Planner

Ein Cyf: IR/LH/24.217
Dyddiad: 16eg Mai 2025

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Annwyl ymgynorydd arbenigol,

YMGYNHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

ATODLEN 1C Erthygl 2D

Dymchweliad ysgol gyfun presennol a cholled caeau chwaraeon presennol, adeiladaeth ysgol gyfun newydd, trefniant parcio cerbydau wedi ei addasu, cynhwysiad caeau chwaraeon a mannau chwarae aml-dddefnydd, goleuadau, tirlunio a gwaith isaediledd cysylltiedig

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Yr eiddoch yn gywir,



Iwan Rowlands
Cynllunydd

Our Ref: IR/LH/24.217

Date: 16th May 2025

Dwr Cymru
developer.services@dwcymru.com

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Yours sincerely,

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Iwan Rowlands
Planner

Ein Cyf: IR/LH/24.217

Dyddiad: 16eg Mai 2025

Dwr Cymru
developer.services@dwrcymru.com

Unit 9 Oak Tree Court
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Cardiff Gate Business Park
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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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Tir yn Ysgol Gyfun Llangatwg, Main Road, Llangatwg, Castell Nedd, SA10 8DB

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Yr eiddoch yn gywir,



Iwan Rowlands
Cynllunydd

Our Ref: IR/LH/24.217

Date: 16th May 2025

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

NRW

swplanning@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

**Proposed demolition of existing comprehensive school and loss of existing sports fields, construction of new comprehensive school, modified car parking arrangement, inclusion of sports pitches and multi use games areas, lighting, landscaping and associated infrastructure works
Land at Llangatwg Comprehensive School, Main Road, Cadoxton, Neath, SA10 8DB**

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Yours sincerely,

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

Iwan Rowlands
Planner

Ein Cyf: IR/LH/24.217

Dyddiad: 16eg Mai 2025

NRW

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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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Tir yn Ysgol Gyfun Llangatwg, Main Road, Llangatwg, Castell Nedd, SA10 8DB

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,



Iwan Rowlands
Cynllunydd

Our Ref: IR/LH/24.217

Date: 16th May 2025

NPTCBC Highways
j.griffiths4@npt.gov.uk/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



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CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

SCHEDULE 1C Article 2D

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Planner

Ein Cyf: IR/LH/24.217

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YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

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Yr eiddoch yn gywir,



Iwan Rowlands
Cynllunydd

Our Ref: IR/LH/24.217

Date: 16th May 2025

Trunk Road Agency
LGC_Development_Control-South@gov.wales

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Planner

Ein Cyf: IR/LH/24.217

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Tir yn Ysgol Gyfun Llangatwg, Main Road, Llangatwg, Castell Nedd, SA10 8DB

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Mae Asbri Planning Cyf yn hysbysu bod Morgan Sindall Group ac Adran Addysg Cyngor Bwrdeistref Sirol Castell-Nedd Port Talbot yn bwriadu gwneud cais i Gyngor Bwrdeistref Sirol Castell-Nedd Port Talbot am ganiatâd cynllunio am ddymchweliad ysgol gyfun presennol a cholled caeau chwaraeon presennol, adeiladaeth ysgol gyfun newydd, trefniant parcio cerbydau wedi ei addasu, cynhwysiad caeau chwaraeon a mannau chwarae aml-dddefnydd, goleuadau, tirlunio a gwaith isaediledd cysylltiedig ar y tir yn Ysgol Gyfun Llangatwg, Main Road, Llangatwg, Castell Nedd, SA10 8DB.

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 at Asbri Planning, Swit D, Llawr 1af, 220 High Street, Abertawe, SA1 1NW erbyn 13eg Mehefin 2025.

Yr eiddoch yn gywir,



Iwan Rowlands
Cynllunydd

Our Ref: IR/LH/24.217
Date: 16th May 2025

HSE
Via Web App

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

**Proposed demolition of existing comprehensive school and loss of existing sports fields, construction of new comprehensive school, modified car parking arrangement, inclusion of sports pitches and multi use games areas, lighting, landscaping and associated infrastructure works
Land at Llangatwg Comprehensive School, Main Road, Cadoxton, Neath, SA10 8DB**

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.

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Yours sincerely,

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

Iwan Rowlands
Planner

Ein Cyf: IR/LH/24.217
Dyddiad: 16eg Mai 2025

HSE
Via Web App

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



Annwyl ymgynorydd arbenigol,

YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

ATODLEN 1C Erthygl 2D

Dymchweliad ysgol gyfun presennol a cholled caeau chwaraeon presennol, adeiladaeth ysgol gyfun newydd, trefniant parcio cerbydau wedi ei addasu, cynhwysiad caeau chwaraeon a mannau chwarae aml-dddefnydd, goleuadau, tirlunio a gwaith isaediledd cysylltiedig

Tir yn Ysgol Gyfun Llangatwg, Main Road, Llangatwg, Castell Nedd, SA10 8DB

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,



Iwan Rowlands
Cynllunydd

Our Ref: IR/LH/24.217

Date: 16th May 2025

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

Mid and West Wales Fire and Rescue Service
bregs@mawwfire.gov.uk/Firesafety@southwales-fire.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

**Proposed demolition of existing comprehensive school and loss of existing sports fields, construction of new comprehensive school, modified car parking arrangement, inclusion of sports pitches and multi use games areas, lighting, landscaping and associated infrastructure works
Land at Llangatwg Comprehensive School, Main Road, Cadoxton, Neath, SA10 8DB**

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Yours sincerely,

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

Iwan Rowlands
Planner

Ein Cyf: IR/LH/24.217**Dyddiad:** 16eg Mai 2025Mid and West Wales Fire and Rescue Service
bregs@mawwwire.gov.uk/Firesafety@southwales-fire.gov.ukUnit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

Annwyl ymgynorydd arbenigol,

YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO**Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012****ATODLEN 1C Erthygl 2D****Dymchweliad ysgol gyfun presennol a cholled caeau chwaraeon presennol, adeiladaeth ysgol gyfun newydd, trefniant parcio cerbydau wedi ei addasu, cynhwysiad caeau chwaraeon a mannau chwarae amldddefnydd, goleuadau, tirlunio a gwaith isaediledd cysylltiedig****Tir yn Ysgol Gyfun Llangatwg, Main Road, Llangatwg, Castell Nedd, SA10 8DB****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,

**Iwan Rowlands**
Cynllunydd

Our Ref: IR/LH/24.217

Date: 16th May 2025

Coal Authority
planningconsultation@coal.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

**Proposed demolition of existing comprehensive school and loss of existing sports fields, construction of new comprehensive school, modified car parking arrangement, inclusion of sports pitches and multi use games areas, lighting, landscaping and associated infrastructure works
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Yours sincerely,

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

Iwan Rowlands
Planner

Ein Cyf: IR/LH/24.217

Dyddiad: 16eg Mai 2025

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

Coal Authority
planningconsultation@coal.gov.uk

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



Annwyl ymgynorydd arbenigol,

YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

ATODLEN 1C Erthygl 2D

Dymchweliad ysgol gyfun presennol a cholled caeau chwaraeon presennol, adeiladaeth ysgol gyfun newydd, trefniant parcio cerbydau wedi ei addasu, cynhwysiad caeau chwaraeon a mannau chwarae aml-dddefnydd, goleuadau, tirlunio a gwaith isaediledd cysylltiedig

Tir yn Ysgol Gyfun Llangatwg, Main Road, Llangatwg, Castell Nedd, SA10 8DB

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,



Iwan Rowlands
Cynllunydd

Our Ref: IR/LH/24.217

Date: 16th May 2025

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

The Canal and River Trust
NationalPlanning.function@canalrivertrust.org.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

**Proposed demolition of existing comprehensive school and loss of existing sports fields, construction of new comprehensive school, modified car parking arrangement, inclusion of sports pitches and multi use games areas, lighting, landscaping and associated infrastructure works
Land at Llangatwg Comprehensive School, Main Road, Cadoxton, Neath, SA10 8DB**

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Yours sincerely,

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Iwan Rowlands
Planner

Ein Cyf: IR/LH/24.217**Dyddiad:** 16eg Mai 2025The Canal and River Trust
NationalPlanning.function@canalrivertrust.org.ukUnit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
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Annwyl ymgynorydd arbenigol,

YMGYNHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO**Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012****ATODLEN 1C Erthygl 2D****Dymchweliad ysgol gyfun presennol a cholled caeau chwaraeon presennol, adeiladaeth ysgol gyfun newydd, trefniant parcio cerbydau wedi ei addasu, cynhwysiad caeau chwaraeon a mannau chwarae aml-dddefnydd, goleuadau, tirlunio a gwaith isaediledd cysylltiedig****Tir yn Ysgol Gyfun Llangatwg, Main Road, Llangatwg, Castell Nedd, SA10 8DB****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,

**Iwan Rowlands**
Cynllunydd

Our Ref: IR/LH/24.217

Date: 16th May 2025

The Sport Council for Wales
planning@sport.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

**Proposed demolition of existing comprehensive school and loss of existing sports fields, construction of new comprehensive school, modified car parking arrangement, inclusion of sports pitches and multi use games areas, lighting, landscaping and associated infrastructure works
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Iwan Rowlands
Planner

Ein Cyf: IR/LH/24.217**Dyddiad:** 16eg Mai 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

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Yr eiddoch yn gywir,

**Iwan Rowlands**
Cynllunydd

Our Ref: IR/LH/24.217

Date: 16th May 2025

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

Rail Network Operator
assetprotectionwales@networkrail.co.uk/contact@tfw.wales/

Unit 9 Oak Tree Court
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Cardiff
CF23 8RS
Tel: 02920 732 652
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Dear specialist consultee,



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**Proposed demolition of existing comprehensive school and loss of existing sports fields, construction of new comprehensive school, modified car parking arrangement, inclusion of sports pitches and multi use games areas, lighting, landscaping and associated infrastructure works
Land at Llangatwg Comprehensive School, Main Road, Cadoxton, Neath, SA10 8DB**

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 Morgan Sindall Group and Neath Port Talbot County Borough Council Education Department intends to apply to Neath Port Talbot County Borough Council for planning permission for proposed demolition of existing comprehensive school and loss of existing sports fields, construction of new comprehensive school, modified car parking arrangement, inclusion of sports pitches and multi use games areas, lighting, landscaping and associated infrastructure works at land at Llangatwg Comprehensive School, Main Road, Cadoxton, Neath, SA10 8DB.

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, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW. All representations must be received by 13th June 2025.

Yours sincerely,

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

Iwan Rowlands
Planner

Ein Cyf: IR/LH/24.217

Dyddiad: 16eg Mai 2025

Rail Network Operator
assetprotectionwales@networkrail.co.uk/contact@tfw.wales/

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



Annwyl ymgynorydd arbenigol,

YMGYNHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

ATODLEN 1C Erthygl 2D

Dymchweliad ysgol gyfun presennol a cholled caeau chwaraeon presennol, adeiladaeth ysgol gyfun newydd, trefniant parcio cerbydau wedi ei addasu, cynhwysiad caeau chwaraeon a mannau chwarae aml-dddefnydd, goleuadau, tirlunio a gwaith isaediledd cysylltiedig

Tir yn Ysgol Gyfun Llangatwg, Main Road, Llangatwg, Castell Nedd, SA10 8DB

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 Morgan Sindall Group ac Adran Addysg Cyngor Bwrdeistref Sirol Castell-Nedd Port Talbot yn bwriadu gwneud cais i Gyngor Bwrdeistref Sirol Castell-Nedd Port Talbot am ganiatâd cynllunio am ddymchweliad ysgol gyfun presennol a cholled caeau chwaraeon presennol, adeiladaeth ysgol gyfun newydd, trefniant parcio cerbydau wedi ei addasu, cynhwysiad caeau chwaraeon a mannau chwarae aml-dddefnydd, goleuadau, tirlunio a gwaith isaediledd cysylltiedig ar y tir yn Ysgol Gyfun Llangatwg, Main Road, Llangatwg, Castell Nedd, SA10 8DB.

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 at Asbri Planning, Swit D, Llawr 1af, 220 High Street, Abertawe, SA1 1NW erbyn 13eg Mehefin 2025.

Yr eiddoch yn gywir,



Iwan Rowlands
Cynllunydd

Our Ref: IR/LH/24.217

Date: 16th May 2025

planningconsultations@tfw.wales/
townplanningwestern@networkrail.co.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

**Proposed demolition of existing comprehensive school and loss of existing sports fields,
construction of new comprehensive school, modified car parking arrangement, inclusion of sports
pitches and multi use games areas, lighting, landscaping and associated infrastructure works
Land at Llangatwg Comprehensive School, Main Road, Cadoxton, Neath, SA10 8DB**

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 Morgan Sindall Group and Neath Port Talbot County Borough Council Education Department intends to apply to Neath Port Talbot County Borough Council for planning permission for proposed demolition of existing comprehensive school and loss of existing sports fields, construction of new comprehensive school, modified car parking arrangement, inclusion of sports pitches and multi use games areas, lighting, landscaping and associated infrastructure works at land at Llangatwg Comprehensive School, Main Road, Cadoxton, Neath, SA10 8DB.

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, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW. All representations must be received by 13th June 2025.

Yours sincerely,

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

Iwan Rowlands
Planner

Ein Cyf: IR/LH/24.217**Dyddiad:** 16eg Mai 2025planningconsultations@tfw.wales/
townplanningwestern@networkrail.co.ukUnit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

Annwyl ymgynorydd arbenigol,

YMGYNHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO**Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012****ATODLEN 1C Erthygl 2D****Dymchweliad ysgol gyfun presennol a cholled caeau chwaraeon presennol, adeiladaeth ysgol gyfun newydd, trefniant parcio cerbydau wedi ei addasu, cynhwysiad caeau chwaraeon a mannau chwarae aml-dddefnydd, goleuadau, tirlunio a gwaith isaediledd cysylltiedig****Tir yn Ysgol Gyfun Llangatwg, Main Road, Llangatwg, Castell Nedd, SA10 8DB****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 Morgan Sindall Group ac Adran Addysg Cyngor Bwrdeistref Sirol Castell-Nedd Port Talbot yn bwriadu gwneud cais i Gyngor Bwrdeistref Sirol Castell-Nedd Port Talbot am ganiatâd cynllunio am ddymchweliad ysgol gyfun presennol a cholled caeau chwaraeon presennol, adeiladaeth ysgol gyfun newydd, trefniant parcio cerbydau wedi ei addasu, cynhwysiad caeau chwaraeon a mannau chwarae aml-dddefnydd, goleuadau, tirlunio a gwaith isaediledd cysylltiedig ar y tir yn Ysgol Gyfun Llangatwg, Main Road, Llangatwg, Castell Nedd, SA10 8DB.

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 at Asbri Planning, Swit D, Llawr 1af, 220 High Street, Abertawe, SA1 1NW erbyn 13eg Mehefin 2025.

Yr eiddoch yn gywir,

**Iwan Rowlands**
Cynllunydd

Appendix F - Responses received from community consultees

Iwan Rowlands

From: Cllr. Caroline Lewis <cldr.c.c.lewis@npt.gov.uk>
Sent: 20 May 2025 07:02
To: Iestyn Richards
Subject: Re: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Land at Llangatwg Comprehensive School / Tir yn Ysgol Gyfun Llangatwg

Hi Iestyn,

Thank you for the information regarding Llangatwg school. As a councillor within the ward is the letter and information regarding the meeting in the school on Thursday 5th of June, for sharing with the community.

Regards,

Caroline

Cllr. CC Lewis
Neath Port Talbot County Borough Council
Mob: 07432 837467

From: Iestyn Richards <IestynRichards@asbriplanning.co.uk>
Sent: Friday, May 16, 2025 11:50:40 AM
To: Cllr. Caroline Lewis <cldr.c.c.lewis@npt.gov.uk>
Cc: Mail Asbriplanning <mail@asbriplanning.co.uk>
Subject: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Land at Llangatwg Comprehensive School / Tir yn Ysgol Gyfun Llangatwg

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Dear Sir/madam

Please see attached Consultation for your attention

Kind Regards,

Iestyn Richards – Student Planner 

Asbri Planning Ltd | T: 02920 732652 | W: <http://www.asbriplanning.co.uk>



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We welcome correspondence in Welsh and will deal with Welsh and English correspondence to the same standards and timescales.

Croesewir gohebiaeth yn y Gymraeg a byddwn yn ymdrin â gohebiaeth Gymraeg a Saesneg i'r un safonau ac amserlenni

If you would like to use Welsh when dealing with the Council please click [here](#)

Os hoffech ddefnyddio'r Gymraeg wrth ddelio â'r Cyngor os gwelwch yn dda cliciwch [yma](#)

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Appendix G - Responses received from specialist consultees

Iwan Rowlands

From: Iestyn Richards
Sent: 03 June 2025 09:08
To: Liam Griffiths; Iwan Rowlands
Subject: FW: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Land at Llangatwg Comprehensive School / Tir yn Ysgol Gyfun Llangatwg

Dear Sir/madam

Please see attached Consultation for your attention

Kind Regards,

Iestyn Richards – Student Planner 

Asbri Planning Ltd | T: 02920 732652 | W: <http://www.asbriplanning.co.uk>



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From: Denise.Harris@gov.wales <Denise.Harris@gov.wales>
Sent: 03 June 2025 08:58
To: Mail Asbriplanning <mail@asbriplanning.co.uk>
Cc: Iestyn Richards <IestynRichards@asbriplanning.co.uk>
Subject: FW: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Land at Llangatwg Comprehensive School / Tir yn Ysgol Gyfun Llangatwg

Dear Sir/Madam

Thank you for your email below.

Scheduled Monuments

GM039 Neath Castle
GM207 Court Herbert Cross & Grave Slab
GM215 Neath Roman Site

GM258 Blaen-Cwmbach Camp
GM264 Cefn Morfydd Dyke & Earthwork
GM277 Blaen-Cwmbach Earthwork
GM395 Neath Abbey Ironworks Dam
GM447 Glyncorrwg Mineral Railway (Parsons Folly) Section on Cefn Morfudd
GM485 Tinplate works at Aberdulais Falls
GM505 Canal Boat at Aberdulais Basin
GM506 Aberdulais Aqueduct

Registered Parks and Gardens

PGW(Gm)50(NEP) The Gnoll
PGW(Gm)64(NEP) Victoria Gardens

This response is given in response to a statutory pre-planning application for a new comprehensive school at Land at Llangatwg Comprehensive School, Main Road, Cadoxton, Neath, SA10 8DB.

The above designated historic assets are located inside 3km of the proposed development, but intervening topography, buildings, vegetation and the effect of distance obscure all views between them. Consequently, the proposed development will have no impact on the settings of these designated historic assets.

We, therefore, have no comments 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: Iestyn Richards <lestynrichards@asbriplanning.co.uk>
Sent: 16 May 2025 11:35
To: Cadw Planning <cadwplanning@gov.wales>
Cc: Mail Asbriplanning <mail@asbriplanning.co.uk>
Subject: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Land at Llangatwg Comprehensive School / Tir yn Ysgol Gyfun Llangatwg

Dear Sir/madam

Please see attached Consultation for your attention

Kind Regards,

Iestyn Richards – Student Planner 

Asbri Planning Ltd | T: 02920 732652 | W: <http://www.asbriplanning.co.uk>



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Sganiwyd y neges hon am bob feirws hysbys wrth iddi adael Llywodraeth Cymru. Mae Llywodraeth Cymru yn cymryd o ddifrif yr angen i ddiogelu eich data. Os cysylltwch â Llywodraeth Cymru, mae ein [hysbysiad preifatrwydd](#) yn esbonio sut rydym yn defnyddio eich gwybodaeth a sut rydym yn diogelu eich preifatrwydd. Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn anfon ateb yn Gymraeg i ohebiaeth a dderbynnir yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi. -----

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Iwan Rowlands

From: Mail Asbriplanning
Sent: 19 May 2025 10:30
To: Iestyn Richards; Iwan Rowlands; Liam Griffiths
Subject: FW: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Land at Llangatwg Comprehensive School / Tir yn Ysgol Gyfun Llangatwg

FYI – Filed in PAC response emails

Ros Neale - Administrator
Asbri Planning Ltd | T: 02920 732652 | W: <http://www.asbriplanning.co.uk>



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From: National Planning Function <NationalPlanning.Function@canalrivertrust.org.uk>
Sent: 19 May 2025 09:58
To: Mail Asbriplanning <mail@asbriplanning.co.uk>
Cc: Iestyn Richards <IestynRichards@asbriplanning.co.uk>
Subject: RE: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Land at Llangatwg Comprehensive School / Tir yn Ysgol Gyfun Llangatwg

Good morning,

Thank you for your pre-application consultation in respect of Land at Llangatwg Comprehensive School. The Canal & River Trust is potentially a specialist consultee in the mandatory pre-application process. However, this scheme does not meet the criteria for consultation with us as set out in the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

We are therefore returning the consultation to you. If for any reason you consider that you require the input of the Trust please let us know.

Should you have any queries please do not hesitate to contact us,

Sarah Steele
Planning and Data Support Technician
My working hours are Monday, Tuesday 8:00-16:30 and Friday 8:00-16:00

E planning@canalrivertrust.org.uk

Canal & River Trust

National Waterways Museum Ellesmere Port, South Pier Road, Ellesmere Port CH65 4FW

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Canal & River Trust is a charitable company limited by guarantee registered in England & Wales with company number 7807276 and charity number 1146792. Registered office address National Waterways Museum Ellesmere Port, South Pier Road, Ellesmere Port, Cheshire CH65 4FW.

Cadw mewn cysylltiad

Cofrestrwch i dderbyn e-gylchlythyr Glandŵr Cymru <https://canalrivertrust.org.uk/newsletter>

Cefnogwch ni ar <https://www.facebook.com/canalrivertrust>

Dilynwch ni ar <https://twitter.com/canalrivertrust> ac <https://www.instagram.com/canalrivertrust>

Mae'r e-bost hwn a'i atodiadau ar gyfer defnydd y derbynnydd bwriedig yn unig. Os nad chi yw derbynnydd bwriedig yr e-bost hwn a'i atodiadau, ni ddylech gymryd unrhyw gamau ar sail y cynnwys, ond yn hytrach dylech eu dileu heb eu copïo na'u hanfon ymlaen a rhoi gwybod i'r anfonwr eich bod wedi eu derbyn ar ddamwain. Mae unrhyw farn neu safbwynt a fynegir yn eiddo i'r awdur yn unig ac nid ydynt o reidrwydd yn cynrychioli barn a safbwyntiau Glandŵr Cymru.

Mae Glandŵr Cymru yn gwmni cyfyngedig drwy warant a gofrestrwyd yng Nghymru a Lloegr gyda rhif cwmni 7807276 a rhif elusen gofrestredig 1146792. Swyddfa gofrestredig: National Waterways Museum Ellesmere Port, South Pier Road, Ellesmere Port, Cheshire CH65 4FW.

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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]

19 May 2025

Dear Asbri Planning Ltd

Re: Pre-application - Land at Llangatwg Comprehensive

Proposed demolition of existing comprehensive school and loss of existing sports fields, construction of new comprehensive school, modified car parking arrangement, inclusion of sports pitches and multi use games areas, lighting, landscaping and associated infrastructure works; Land At Llangatwg Comprehensive School, Main Road, Cadoxton, Neath, SA10 8DB

Thank you for your notification of 16 May 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





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

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

Station Manager Stephen Griffiths

E-bost/E-mail:

bregs@mawwfire.gov.uk

*Fy Nghyf/My
Ref:*

SG/KDT/00103589

Dyddiad/Date:

20 May 2025

Dear Sir / 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: Proposed demolition of existing comprehensive school and loss of existing sports fields, construction of new comprehensive school, modified car parking arrangement, inclusion of sports pitches and multi-use games areas, lighting, landscaping and associated infrastructure works Land at Llangatwg Comprehensive School, Main Road, Cadoxton, Neath, SA10 8DB

REFERENCE NUMBER: IR/LH/24.217

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 (delete as appropriate):

- 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.

EIN GWELEDIGAETH

I ddarparu'r Gwasanaeth gorau posibl i
gymunedau canolbarth a gorllewin Cymru.

OUR VISION

To deliver the best possible service for
the communities of mid and west Wales.

#eichgtacgc

#yourmawwfrs

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 black ink, appearing to read 'S Griffiths', with a stylized flourish at the end.

Station Manager S Griffiths
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.

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/3/25/0005/00
APPLICANT: Asbri Planning
LOCATION: Llangatwg Comprehensive School
PROPOSAL: Demolition of existing school and rebuild 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:-

The following documents are applicable to this submission:-

- Neath Port Talbot County Borough Council - Parking Standards (Oct 2016).
- Neath Port Talbot Highway Technical Design Guide for Residential, Commercial & Industrial Developments.
- Planning Policy Wales Technical Advice Note 18: Transport
- Schedule 3 of the Flood and Water Management Act (FWMA) 2010 requires surface water drainage for new developments to comply with Mandatory National Standards for Sustainable Drainage (SuDS). Reference to the Non-Statutory Ministerial National Standards and the CIRIA 753: The SuDS Manual is recommended.
- Welsh Government's Active Travel Guidance

No highway objection in principle to development in this location, however the following concerns have been raised with the information submitted, that will need to be addressed with any subsequent application:

Highway Observations

It is noted that the applicant has engaged in discussions with NPTCBC Highway department via the Planning pre-application process.

1. Any accommodation works or alterations required on the public highway shall be subject to Road Safety Audits, stages 1 to 4 in accordance with GG 119 of the Design Manual for Roads and Bridges. Each stage of the Road Safety Audit shall be submitted for approval in writing by the Local planning Authority. All issues highlighted at each stage, being addressed to the written approval of the Local Planning Authority within 3 months of that stage of that Road safety Audit has been approved.

Please provide the Stage 1 & 2 Road Safety Audit for Review.

2. A scheme will need to be submitted detailing all the off-site highway alteration works required as part of this development and a timetable for its implementation.
3. Any gates shall be of a type which open inwards only, can be seen through and shall be maintained as such thereafter.
4. A Travel Plan will need to be submitted
5. Please provide a drawing which clearly provides the visibility splays required on all access point in accordance with Manual for Streets – reference is made to the availability of this drawing under the Planning Statement, however I cannot see that it has been provided as part of this PAC.
6. Please provide detailed drawings of the internal highway and parking arrangements, it is noted that these have previously been discussed during planning meetings and is referred to in the Planning Statement, however I cannot see that it has been provided as part of this PAC.
7. The content of the submitted Transport Statement has been noted.
8. A Demolition and Construction Environmental Management Plan will be required and I'm happy to condition this, which will need to take into consideration school pick up and drop-offs and the proximity of residential dwellings. Our standard condition is provided below for your information:

No works shall commence (including any site clearance), until a Demolition and Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Demolition and Construction Environmental Management Plan shall be in accordance with the requirements of British Standard BS5228-1:2009 - "Code of practice for noise and vibration control on construction and open sites". The approved Statement shall be adhered to throughout the demolition and construction phases. The Statement shall provide for:

- a. **Construction methods:** details of the extent and phasing of development; details for the storage and management of plant and materials used in constructing the development
- b. **Drainage:** Details of drainage measures during construction phases to ensure that the drainage of any adjoining land, and land downstream is not interrupted or otherwise adversely affected by the development.
- c. **General Site Management:** details of the construction programme including timetable; details of site clearance; details for erection and maintenance of security hoarding including decorative displays and facilities for public viewing.
- d. **Control of Nuisances:** Wheel washing facilities and measures to control light spill.
- e. **Traffic Management:** details of site deliveries including routes of vehicles, plus delivery and construction times, taking into account the proximity of residential dwellings and school children walking to school, no deliveries in excess of 3.5 tonnes shall access or leave the site via any route during the hours of 8am to 9.30am and 2.30pm to 4pm during school term times; details for the loading and unloading of plant and materials; details for the parking of vehicles of site operatives and visitors; scheme for the erection of temporary/semi-temporary signage warning drivers of the presence of children and speed restrictions; Measures to prevent stacking of vehicles onto the public highway; The frequency and size of vehicles used to transport the waste material arising from the demolition works;
- f. **Hours of working on site,** including specified hours for deliveries; details of restrictions to be applied during construction and demolition works (including timing, duration and frequency of works) to prevent noise or nuisance amenity issues to surrounding properties.
- g. **Responsible Persons:** details of the persons and bodies responsible for activities associated with the DCEMP and emergency contact details, the DCEMP must also be signed by the responsible person

Drainage Observations

1. SAB approval will be required prior to any work commencing; however, it is noted that a SAB Pre-application has been submitted and comments returned to the applicant under SAB Reference Number: SP2025/0002

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 www.npt.gov.uk/sab

2. Should any springs or ground water seepage be encountered the on site works in that area shall cease until a scheme for collection and disposal of the water has been submitted to and approved in writing by the Local Planning Authority. No ground water shall ever be discharged into the proposed drainage scheme.

3. There must be no interference, alteration or diversion of any ditch, watercourse, stream or culvert crossing or bordering the site, without prior consultation and agreement with the Authority.
4. Unless otherwise agreed in writing by the Local Planning Authority, foul water and surface water discharges shall be drained separately from the site.
5. No surface water or Land drainage run-off shall be allowed to connect, either directly or indirectly, to the public sewerage or Highway surface water system unless otherwise approved in writing by the Local Planning Authority.
6. Adequate provision shall be made for the drainage of the site, to ensure that the drainage of any adjoining land is not interrupted or otherwise adversely effected by the development during the life time of construction.

Notes to Applicant

SAB

Please note that from 7th January 2019, all new developments of more than 1 house, or where a construction area is of 100m² or more, plus if the SAB authority believe that any redevelopment of land has significant surface water drainage implications. This will require sustainable drainage - built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers - to manage on-site surface water. More information is available in [Schedule 3 of the Flood & Water Management Act 2010](#).

These systems must be approved by the Council's Highway Development Control service acting in its SuDS Approving Body (SAB) role **before construction work begins**. In this respect it is essential that a developer of any such project gain SAB approval of its surface water drainage alongside any relevant planning permission. **You will not be allowed to start construction until both permissions have been approved.**

If you have not done so already, and your development would not fall into any of the relevant exceptions, you are therefore strongly encouraged to request further advice from the SAB. Involving the SAB Officers in pre-application discussions will allow for SuDS drainage matters (to ensure suitability of proposed SuDS design in line with national standards and adequate site layout) to be considered alongside the assessment of planning merits. This can be as part of any agreed further pre-application submissions with the Planning Authority (recommended) or independently/direct with the SAB. You are advised, however, that failing to engage in joint pre-application discussions has the potential to lead to delays and, most notably, the potential need to obtain further planning permission should any agreed SuDS design not be compliant with any relevant planning permission. Further details are available at www.npt.gov.uk/sab.

Ordinary Watercourse Consent

Prior to commencement of any works within a watercourse, hereby approved permanent and temporary under Section 23 of the Land Drainage Act 1991 must be obtained from the Authority. You are therefore advised to contact the Development

Management Senior Engineer, Mrs Delyth Thomas at The Quays, Brunel Way, Baglan Energy Park, Neath, SA11 2GG (Tel.No.01639 686404 e-mail d.a.thomas@npt.gov.uk) Please note such consents can take up to 8 weeks to be processed after registration and early application is advised.

Notwithstanding the necessary consent required under section 23 of the Land Drainage Act 1991. The applicant must note that any culverts/ditches/open watercourses that convey water through their land are to remain free from obstruction at all times. All tributary watercourses (culverted or not) located within the applicants land would be riparian responsibilities whereby the responsibility to sustain the flow of watercourse would remain with the land owner and subsequently passed on to the respective landowners thereafter should the land be sold. For further information on riparian responsibilities please contact Mrs Delyth Thomas, Senior Engineer – Team Leader (Tel: 01639 686404 or email d.a.thomas@npt.gov.uk), alternatively you could access the riparian booklet online using the following web-link <https://www.npt.gov.uk/2867>

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.

SIGNED:..... DATE: 05.06.2025
pp HEAD OF ENGINEERING & TRANSPORT

PAC Ref: **N/3/25/0005/00**

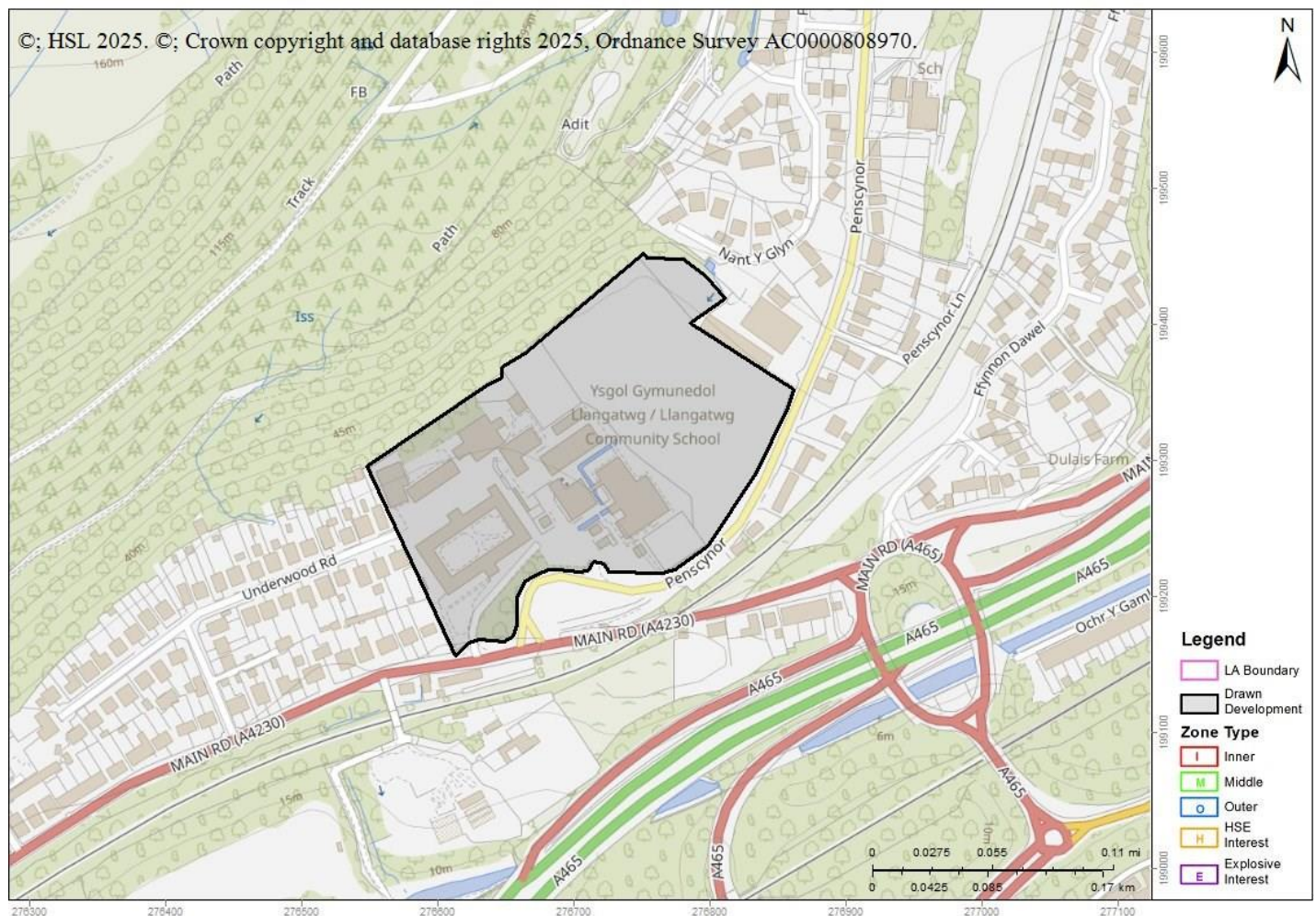
Cardiff
CF56 8RS

Advice : HSL-250519115308-744 Does Not Cross Any Consultation Zones

Your Ref: 24.217

Development Name: Llangatwg School

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 19 May 2025.

Ein cyf/Our ref: CAS-280898-B5F4
Eich cyf/Your ref: 24.217

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

Dyddiad/Date: 12 June 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: PROPOSED DEMOLITION OF EXISTING COMPREHENSIVE
SCHOOL AND LOSS OF EXISTING SPORTS FIELDS, CONSTRUCTION OF NEW
COMPREHENSIVE SCHOOL, MODIFIED CAR PARKING ARRANGEMENT,
INCLUSION OF SPORTS PITCHES AND MULTI USE GAMES AREAS, LIGHTING,
LANDSCAPING AND ASSOCIATED INFRASTRUCTURE WORKS.**

**LLEOLIAD/LOCATION: LLANGATWYG COMPREHENSIVE SCHOOL, MAIN ROAD,
NEATH PORT TALBOT, SA10 8DB.**

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 16 May 2025.

We have concerns with the application as proposed because inadequate information has been provided. To overcome these concerns, you should provide further information in your planning application regarding protected species and land contamination. If this information is not provided, we may object to the planning application when formally consulted by the planning authority. Further details are provided below.

We also advise that based on the information submitted to date, we would ask the planning authority to include a conditions regarding pollution prevention on any planning permission granted. Without the inclusion of these conditions we would be likely to object to the planning application.

Protected Species

We have concerns about the above proposal and advise that further information is submitted in support of the application to assess the impacts of the proposal on Protected Species.

We have reviewed the Preliminary Ecological Assessment, Ecological Services Ltd, October 2024, V1.0). We note that the submitted report and the application form have identified that Protected Species may be present at the application site. However, the report advises that further survey work may be required and we concur with this advice.

We advise that the additional survey work recommended in the report is undertaken and results submitted prior to the submission of the application. Surveys should be undertaken in accordance with published best practice. If evidence of bat use is found, suitable avoidance, mitigation or compensation measures should also be provided as appropriate to the species and their use of the site.

Based on the application, as submitted, we are unable to provide you with any assurance that the proposal would not be likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

Contaminated Land

We have reviewed the Phase 1 Geoenvironmental Assessment Desk Top Study (Tetra Tech, December 2024). We note the intention to undertake an intrusive ground investigation at the site, and we would suggest that prior to this information be sought from either the local authority or petroleum officer with regards to the presence of any former fuel tanks on the site. If identified, the location can then be targeted during the intrusive works. We will provide further comments when the results are submitted to us.

Natural Resources Wales recommends that developers should:

- Follow the risk management framework provided in [Land contamination risk management \(LCRM\)](#)
- Refer to '[Development of land affected by contamination: A guide for developers](#)' (WLGA, 2023) for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health.
- Refer to our [groundwater protection](#) advice on www.gov.uk

Pollution Prevention

We note there is a minor water course through site and the Neath river approximately 390m from site. Due to the potential for pollution during construction, we request that a Construction Environmental Management Plan (CEMP) is submitted for the development. We would be satisfied with the following condition being attached to any planning permission granted.

Condition 2

No development, including site clearance, shall commence until a site wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:

- Construction methods: details of materials, how waste generated will be managed;
- General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of

spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.

- Biodiversity Management: details of tree and hedgerow protection; invasive species management; species and habitats protection, avoidance and mitigation measures.
- Soil Management: details of topsoil strip, storage and amelioration for re-use.
- CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures.
- Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to minimise noise and vibration from piling activities, for example acoustic barriers; details of dust control measures; measures to control light spill and the conservation of dark skies.
- Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use
- Traffic Management: details of site deliveries, plant on site, wheel wash facilities
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details
- Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Justification: A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development and implemented for the protection of the environment during construction.

Flood Risk

We note from the application form that it has been highlighted that the site is in an area at risk from flooding. However, from our records it appears that the application site is not within a any of the flood zones.

Ordinary Water Course

From our mapping information there appears to be an ordinary watercourse which runs through boundary of the site. We recommend you consult with the Local Authority's Drainage Department, to advise on the nature of the watercourse and on any localised flood risk. If the watercourse isn't culverted, the Authority's in-house ecologist should also be consulted in respect of an appropriate buffer along the length of the watercourse. In addition, site clearance and construction 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.

Foul Drainage

We note from the draft application form that the foul drainage is proposed to connect to the mains sewer. We suggest that you consult with Dwr Cymru/ Welsh Water to confirm that they have capacity to accommodate the increased capacity.

Ancient Woodland

We note there is an area of ancient woodland in the vicinity of the site, we refer you to our advice on ancient woodland available on our website: [Natural Resources Wales / Advice to planning authorities considering proposals affecting ancient woodland](#)

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](#).

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

Yn gywir / Yours faithfully,

Kirsty Murphy

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.

Iwan Rowlands

From: Rhodri.Thomas029@gov.wales
Sent: 27 June 2025 11:12
To: Mail Asbriplanning
Cc: LGC_Development_Control-South@gov.wales
Subject: Pre Planning - Land at Llangatwg Comprehensive School, Main Road, Cadoxton, Neath

FAO Asbri Planning,

I refer to your consultation of 16/05/2025 regarding the above pre-planning application and advise that the Welsh Government as highway authority for the A465 trunk road would not issue a direction in respect to a future planning application.

If you have any further queries, please forward to the following Welsh Government Mailbox
Lgc_development_control-south@gov.wales

Regards

Rhodri

Peiriannydd Ffyrdd / Route Engineer

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

Sganiwyd y neges hon am bob feirws hysbys wrth iddi adael Llywodraeth Cymru. Mae Llywodraeth Cymru yn cymryd o ddifrif yr angen i ddiogelu eich data. Os cysylltwch â Llywodraeth Cymru, mae ein [hysbysiad preifatrwydd](#) yn esbonio sut rydym yn defnyddio eich gwybodaeth a sut rydym yn diogelu eich preifatrwydd. Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn anfon ateb yn Gymraeg i ohebiaeth a dderbynnir yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi. -----
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<http://www.canit.akauk.net/>

Mr I Rowlands
ASBRI Planning
Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate
CF23 8RS

Date: 05/06/2025
Our Ref: PPA0009435

Dear Mr Rowlands,

Grid Ref: 276709, 199305

Site Address: Llangatwg Comprehensive School, Main Road, Cadoxton, SA10 8DB

Development: 2D Llangatwg Comprehensive School

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 Llangatwg Comprehensive School to be replaced by the construction of a new school and 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 watermain 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 New Works Wastewater Treatment Works (WwTW).

This site is crossed by a 300mm combined public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. However, having regard to the 'Landscape Masterplan' (Drawing No. 26CC07-ASL-30-XX-D-L-1001 Rev. P10), it appears the proposed development would be situated directly above and within the protection zone of the public sewer measured 3 metres either side of the centreline. Please note, the distance specified for this protection zone is indicative and based on industry standard guidelines. However, the depth of the asset will need to be verified on site which may infer a greater protection zone.

For completeness, we recommend the developer refer to their title deeds to confirm if there are any covenants or restrictions associated with the asset crossing the proposed development site. Our strong recommendation is that your site layout is amended to take into account the location of the assets crossing the site and should be referred to in any master-planning exercises or site layout plans submitted as part of any subsequent planning application. Alternatively, it may be possible to divert the sewer if the developer applies under Section 185 of the Water Industry Act 1991 and we request that they contact us to discuss and consider possible solutions.

Accordingly, it is recommended that the developer contact our Plan and Protect team (PlanandProtect@dwrcymru.com) to carry out a survey to verify the location of this asset and establish its relationship to the proposed development. Further information regarding Asset Protection is provided in the attached Advice & Guidance note as well as our Developer Services website, which offers guidance on building SuDS features over or near to our assets at <https://developers.dwrcymru.com/en/help-advice/regulation-to-be-aware-of/sustainable-drainage-systems>.

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>



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
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.

In this instance we acknowledge receipt of a 'Drainage Strategy & FCA' and 'Proposed Drainage Layout' (Drawing Nos. 0001 & 0002), which indicates proposals to dispose surface water flows into a surface water body. It is therefore recommended that the developer consult with the regulatory body and seek consent from the riparian owner of this system, as well as 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. Notwithstanding the point of connection proposed in the accompanying 'Proposed Drainage Layout', we advise that the flows should be connected to the combined sewer crossing the site, at manhole SS76996108. Should a planning application be submitted for this development we will seek to control these points of communication via appropriate planning conditions and therefore recommend that any drainage layout or strategy submitted as part of your application takes this into account. However, should you wish for an alternative connection point to be considered please provide further information to us in the form of a drainage strategy, preferably in advance of a planning application being submitted.

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.

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 connection can be made utilising the same connection as the existing school. 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.



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
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.

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,

Matthew Lord
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.



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Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.



Dŵr Cymru
Welsh Water

PPA0009435 - Manhole Chamber



LEGEND(Representative of most common features)

Waste network

	Foul chamber		Outfall
	Surface water chamber		Lampole
	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.

RED	- Combined		Private Sewer Transfer
GREEN	- Surface Water		Latent Drain
BROWN	- Foul		Inspection Chamber

Notes:

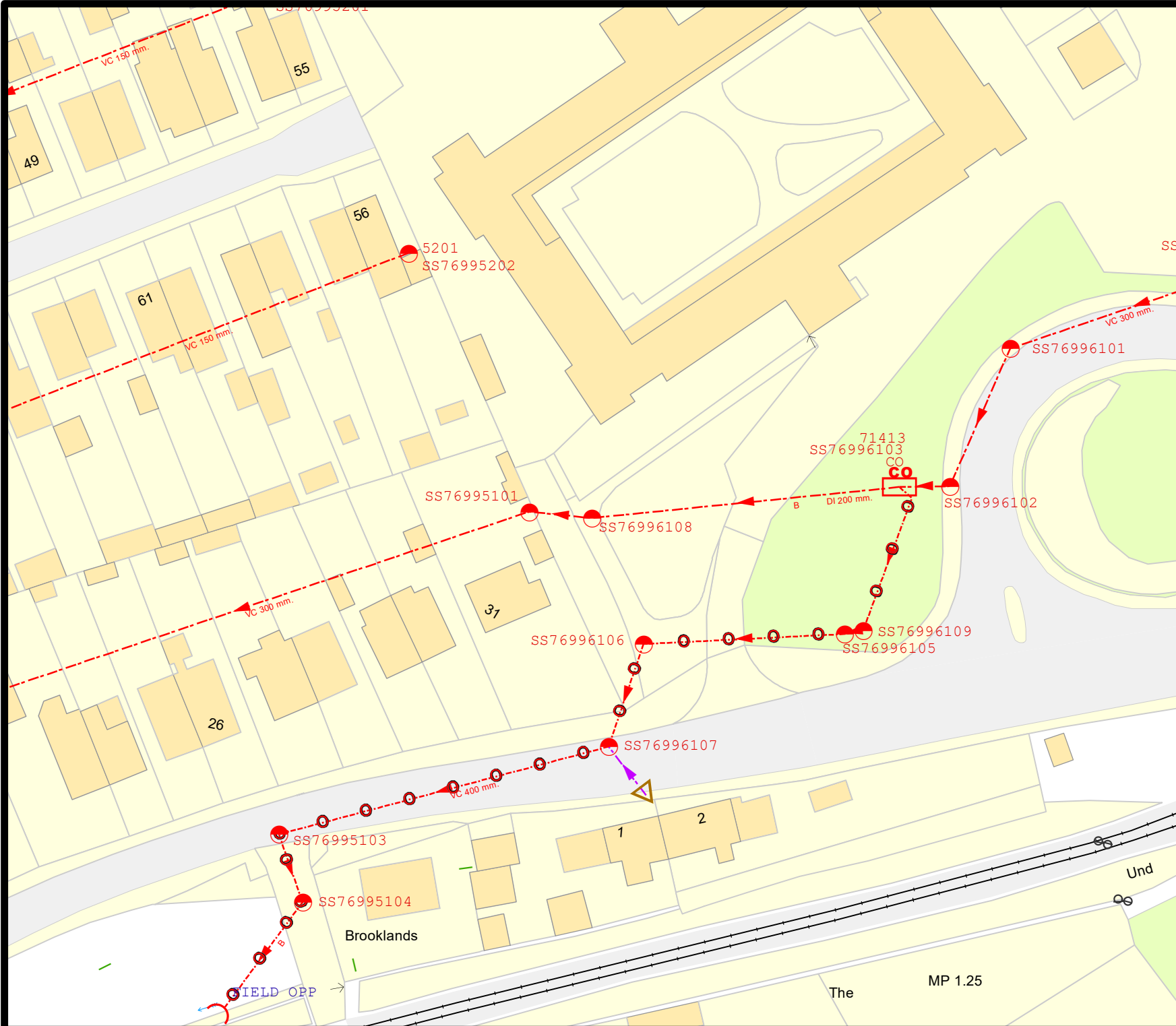
Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible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

Order Cyberu Cylwydding (the Company) gives this information as to the position of its underground apparatus by way of general guidance only and is not the stated understanding that it is based on the best information available and no warranty as to correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus. The usual of locating apparatus before carrying out any excavations rests entirely on you. The information which is supplied by the Company, is done so in accordance with statutory requirements of sections 193 and 199 of the Water Industry Act 1991 and the Regulations made thereunder. It is not intended to be a guarantee of the position of the apparatus in 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 disposal main and any associated apparatus laid before 1 September 1991, or any other structures or apparatus which may be installed or laid prior to 1991. It should be understood that the furnishing of this information is entirely without prejudice to the provision of the New Roads and Street Works Act 1991, or the Company's right to be compensated for damage to its apparatus.

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

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Map Ref: 276606,199187
Map scale: 1:750
Printed by: Helen Dartnell
Printed on: 05 Jun 2025





Dŵr Cymru
Welsh Water

PPA0009435 - Sewer Plan



LEGEND(Representative of most common features)

Waste networks:

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

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 with care and to ensure that the information is supplied by the Company is done so in accordance with statutory requirements of sections 193 and 194 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 downpipe and any associated apparatus, but before 1 September 1992, or if they do, the particular detail relating to the 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.

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

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Map Ref: 276719,199310
Map scale: 1:2500
Printed by: Helen Dartnell
Printed on: 05 Jun 2025



LEGEND

Clean network:	Sluice valve	Stop tap
	Pressure reducing valve	Water Treatment Works
	Meter	Water Pumping Station
	Bulk meter	Existing main
	Hydrant	Non-operational main
	Cap end	Raw Water
	Air valve	

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 Cylinddydd (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 without any reliance on this information which is supplied by the Company is done so in accordance with statutory requirements of sections 105 and 106 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 disposal main and any associated apparatus, but before 1 September 1989, or if they do, the particular detail including the position underground may not be accurate. It must be understood that the furnishing of this information is entirely 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.

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Map Ref: 276719,199310
Map scale: 1:2000
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Printed on: 05 Jun 2025



Appendix H - Responses received from 'other' consultees

Our Reference Number : 8180475913

Your Reference Number :



Wales & West House
Spooners Close
Celtic Springs
Coedkernew
Newport NP10 8FZ

www.wwutilities.co.uk

FAO:

Date :
Network Contact :
Telephone :
Fax :

Dear Sir / Madam ,

Section 80, The Building Act 1984

Re:

We have been informed through a third party of your intention to demolish buildings at the above address.

If wish to discuss this matter further, please contact on who will be happy to assist you.

Yours sincerely

Wales & West Utilities

24 hour gas escape number
Rhif 24 awr os bydd nwy yn gollwng

0800 111 999*

*calls will be recorded and may be monitored
caiff galwadau eu recordio a gellir eu monitro

BSL580

Wales & West Utilities Limited

Registered Office:
Wales & West House, Spooners Close, Coedkernew, Newport NP10 8FZ
Registered in England and Wales: No. 5046791

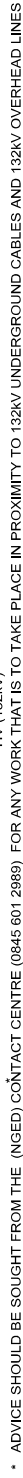
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PLEASE NOTE: This plan ONLY shows assets owned by National Grid Electricity Distribution (NGED). Electricity assets owned by National Grid Electricity Transmission (NGET) and IDNO's (Independent Network Operators) MAY be present in this area.



PLOT CENTRE: 276701.458,199278.947

**Electricity
Distribution**



Iwan Rowlands

From: Iestyn Richards
Sent: 11 June 2025 08:55
To: Iwan Rowlands; Liam Griffiths
Subject: FW: 5594371 SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Land at Llangatwg Comprehensive School / Tir yn Ysgol Gyfun Llangatwg
Attachments: Emu_10062025_102632.overlay.dgn.pdf

Kind Regards,

Iestyn Richards – Student Planner 

Asbri Planning Ltd | T: 02920 732652 | W: <http://www.asbriplanning.co.uk>



Cardiff | Swansea

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From: Rooke, William R. <wrooke@nationalgrid.co.uk>
Sent: 10 June 2025 13:27
To: Iestyn Richards <iestynRichards@asbriplanning.co.uk>
Cc: Mail Asbriplanning <mail@asbriplanning.co.uk>
Subject: RE: 5594371 SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Land at Llangatwg Comprehensive School / Tir yn Ysgol Gyfun Llangatwg [Filed 16 May 2025 11:34]

Good afternoon Iestyn,

Thank you for providing information regarding the demolition of Llangatwg Comprehensive School.
Please find attached a plan showing our existing HV & LV network within the vicinity.

If you have any other queries, please don't hesitate to contact myself or nged.swanseaeast@nationalgrid.co.uk

Kind regards,

Will Rooke
Planner

Network Services (South Wales) / Distribution - Swansea
nationalgrid

+44 (0)1792 784322
Mobile - +44 (0)7394 840364
wrooke@nationalgrid.co.uk
nged.swanseanorth@nationalgrid.co.uk

Team Support – Molly Davies +44 (0)1792 784378
Team Leader – Alys Firth-Matthews +44 (0)1792 784362

Millbrook Drive, Swansea Vale, Swansea, SA7 0AB
nationalgrid.co.uk

Please consider the environment before printing this email.

Advance notice of holiday/courses: None

From: Iestyn Richards <iestynrichards@asbriplanning.co.uk>
Sent: 16 May 2025 11:46
Cc: Mail Asbriplanning <mail@asbriplanning.co.uk>
Subject: 5594371 SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Land at Llangatwg Comprehensive School / Tir yn Ysgol Gyfun Llangatwg [Filed 16 May 2025 11:34]

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DO NOT click links or open attachments unless you recognise the sender and know the content is safe.
If you notice anything **suspicious** please use the "**Report as Phishing**" button.

Dear Sir/madam

Please see attached Consultation for your attention

Kind Regards,

Iestyn Richards – Student Planner 

Asbri Planning Ltd | T: 02920 732652 | W: <http://www.asbriplanning.co.uk>



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



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

27th May 2025

Asbri Planning

Dear Sir/Madam

Re: Llangatwg Comprehensive School, Main Road, Cadoxton, Neath.

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

(i). Perimeter security.

The whole of the school buildings, MUGA's and all-weather pitches must be protected by fencing. The fence (except where agreed) must meet Secured by Design standards and specifications, 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

Prif Gwnstabl | Chief Constable Jeremy Vaughan

www.south-wales.police.uk

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We welcome correspondence in Welsh and English. We will respond in your language of choice.



**HEDDLU
DE CYMRU**
**SOUTH WALES
POLICE**



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 where possible, must be protected by CCTV.

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

All CCTV cameras must be protected against vandalism and be positioned in elevated positions. During school hours the cameras should be monitored from the reception area.

The CCTV recording equipment should be kept in a locked, secure internal room protected by the alarm system.

Reason – To deter and detect crime.

(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 must be of a type that grows to a maximum height of 1 metre. Trees must be sited in locations that do not interfere with CCTV and lighting and must not provide an assist to climb over the perimeter security. They must be bare stemmed to 2 metres from the ground and sited away from buildings.

Reason – To increase surveillance.

(v). Signage.

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

Signs indicating that CCTV is in operation must be 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, and 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. Bays must be 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. Pedestrians and vehicles must where possible be kept separate.





Access into the staff car park must be controlled by a barrier system with access control fitted.

Reason – To restrict access and to prevent autocrime.

(vii). Bike stores.

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

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 they can be a target for arson or provide access to roofs and windows. The refuse and recycling centre should be protected by doors/gates that meet SBD specification and have access control fitted.

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 from the lobby/reception area into the main school and from community areas 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 securely should there be an increase in threat and that appropriate doors and locking mechanisms are in place to achieve a reasonable delay both externally and internally creating layers of delay.

The doors leading into the event spaces need to be able to be secured and give some resilience and delay from a determined intrusion. This will allow time for escape and a delay to allow a response. There needs to be a means to communicate a threat throughout the building to facilitate a lock down of the building, i.e., alarm or tannoy system. In addition, external fire doors should 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 number of public entrances into the school must be reduced to the minimum practicable.

It should be possible to reduce the number to one during school hours, which 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 and doors separating community areas from the rest of the school must, where possible, meet the standards LPS 1175 SR2, PAS 24 2022 or equivalent, and 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 both 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. PAS 24 2022, LPS 1175 SR2 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 floors and 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 should be given to having a personal attack alarm installed linked to the intruder alarm system and central monitoring station. The panic buttons should





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

be in areas where staff are more vulnerable e.g., head teacher's office, reception area.

Reason – To deter and detect intruders.

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

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 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

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We welcome correspondence in Welsh and English. We will respond in your language of choice.



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DE CYMRU**
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POLICE**

Iwan Rowlands

From: Michael Jones <Michael.Jones@heneb.org.uk>
Sent: 28 May 2025 10:57
To: Mail Asbriplanning
Subject: Land at Llangatwg Comprehensive School, Main Road, Cadoxton, Neath, SA10 8DB
/ Tir yn Ysgol Gyfun Llangatwg

Dear Sir/Madam,

We have consulted the regional Historic Environment Record (HER) and note there are no known archaeological sites in the proposed development area. However, a review of historic Ordnance Survey shows the first phase of the school's development (4th ed), as well as a managed waterway running northeast-southwest through the current playing fields and likely associated with a malt house immediately adjacent to the development site.

As such, we would suggest that an archaeological assessment does not need to be submitted with the application. There is a relatively minor potential impact on the historic environment, but this could be mitigated via a condition, should consent be granted. Additionally, we note the submission of a report for a Level 2 building survey focussing on the historic core of the school, in relation to a previous enquiry.

The scope and methodology would need to be set out in a Written Scheme of Investigation (WSI) agreed with ourselves. It is our policy to recommend that all archaeological work is either carried out by a Registered Organisation (RO) with the Chartered Institute for Archaeologists (CIfA), or by a full Member (MCIfA) of CIfA.

Should you require anything further, please get in touch.

Kind regards,

Mike Jones BA

Assistant Stewardship Officer

Heneb

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Rhanbarth Morgannwg Gwent
gynt
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Ymholiadau Cyffredinol Tel: 01792 655208

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Mae'r e-bost hwn ac unrhyw ffeiliau a drosglwyddir gydag ef yn gyfrinachol ac at ddefnydd yr unigolyn neu'r corff y cyfeiriwyd hwy atynt yn unig. Os ydych wedi derbyn yr e-bost hwn drwy gamgymeriad, dylech hysbysu'r gweinyddydd yn y cyfeiriad canlynol: enquiries@ggat.org.uk

Heneb

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Michael Jones | Glamorgan-Gwent

Swyddog Stiwardiaeth Cynorthol | Assistant Stewardship Officer

01639 501707

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Iwan Rowlands

From: Michael Jones <Michael.Jones@heneb.org.uk>
Sent: 11 June 2025 10:21
To: Iwan Rowlands
Subject: RE: 24.217 Llangatwg School - PAC Response [Filed 11 Jun 2025 10:24]

Categories: Filed by Mail Manager

Good morning Ewan,

Thanks for the copy of the masterplan. With this in mind, we would likely recommend a programme of monitoring and recording (watching brief) takes place in the northeastern extent of the site, in order to ascertain the extent of the managed waterway, related to the nearby malthouse, running northeast-southwest through the current playing fields. The exact parameters of the watching brief can be worked out in a WSI.

Kind regards,

Mike Jones BA

Assistant Stewardship Officer

Heneb

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Heneb

Michael Jones | Glamorgan-Gwent

Swyddog Stiwardiaeth Cynorthol | Assistant Stewardship Officer

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From: Iwan Rowlands <iwan@asbriplanning.co.uk>

Sent: 11 June 2025 07:46

To: Michael Jones <Michael.Jones@heneb.org.uk>; Planning <planning@Heneb.org.uk>

Cc: Liam Griffiths <LiamG@asbriplanning.co.uk>

Subject: RE: 24.217 Llangatwg School - PAC Response

Good morning Michael,

I was wondering if you have managed to confirm what form of archaeological mitigation is required for Llangatwg School following the issuing of the Landscape Masterplan last week?

I look forward to hearing from you

Kind regards

Iwan Rowlands – Planner/Cynlluniwr





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From: Iwan Rowlands
Sent: 04 June 2025 09:58
To: 'Michael Jones' <Michael.Jones@heneb.org.uk>; Planning <planning@Heneb.org.uk>
Cc: Liam Griffiths <LiamG@asbriplanning.co.uk>
Subject: RE: 24.217 Llangatwg School - PAC Response [Filed 04 Jun 2025 10:01]

Good morning Michael,

Thank you for your response.

Based on the attached masterplan for the proposals, please could you confirm what form of archaeological mitigation is required?

I look forward to hearing from you

Kind regards

Iwan Rowlands – Planner/Cynlluniwr



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From: Michael Jones <Michael.Jones@heneb.org.uk>

Sent: 03 June 2025 14:50

To: Iwan Rowlands <iwan@asbriplanning.co.uk>; Planning <planning@Heneb.org.uk>

Cc: Liam Griffiths <LiamG@asbriplanning.co.uk>

Subject: RE: 24.217 Llangatwg School - PAC Response [Filed 03 Jun 2025 14:57]

Good afternoon Iwan,

Apologies for the confusion, I can see my recommendation was less than clear. According to the Design & Access Statement, many of the proposed options involve groundworks on the existing playing fields in the northeast of the site. If an application was submitted which outlined construction in this area we would likely recommend a programme of monitoring and recording (watching brief) takes place in order to ascertain the extent of the managed waterway running northeast-southwest through the current playing fields and likely associated with a malt house immediately adjacent to the development site. However, if no groundworks were to take place in these areas then we would be unlikely to recommend any archaeological mitigation. I hope that clears up the confusion, but if there's anything else I can help with please let me know.

Kind regards,

Mike Jones BA

Assistant Stewardship Officer

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From: Iwan Rowlands <iwan@asbriplanning.co.uk>

Sent: 03 June 2025 14:08

To: Michael Jones <Michael.Jones@heneb.org.uk>; Planning <planning@Heneb.org.uk>

Cc: Liam Griffiths <LiamG@asbriplanning.co.uk>

Subject: 24.217 Llangatwg School - PAC Response

Good afternoon,

F.A.O Michael Jones

I write in respect of the attached pre-application consultation response issued by Heneb in relation to the proposed development at Llangatwg School, Cadoxton.

Following a review of the response, it seems to be unclear whether any further work is needed despite providing a Historic Building Recording and WSI (see attached)

Please could you respond to the below points at your earliest convenience:

1. Is any further work/reporting from an archaeological perspective needed?
2. What planning conditions, if any would you seek to impose?
3. As the Historic Building Recording has been completed why does the WSI need to be agreed as this has already been issued?

I look forward to hearing from you

Kind regards

Iwan Rowlands – Planner/Cynlluniwr



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