

Our Ref: IR/LG/BD/24.217

Date: 27th February 2026

Planning Department,
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Dear Sir or Madam,

Town and Country Planning Act 1990

Discharge of Conditions 4 (Construction Noise and Vibration Management Plan), 5 (Demolition and Construction Environmental Management Plan) and 6 (Broadband Infrastructure) of Planning Permission P2025/0489

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

Planning Portal Reference: PP-14737064

Asbri Planning is appointed as planning agent to Neath Port Talbot County Borough Council (NPTCBC) Education Department for the above-mentioned discharge of condition application at land at Llangatwg Comprehensive School, Main Road, Cadoxton, Neath, SA10 8DB. Planning application P2025/0489 was approved by NPTCBC on 21st January 2026 for 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 (additional information regarding bat house and bat mitigation) at land at Llangatwg Comprehensive School, Main Road, Cadoxton, Neath, SA10 8DB.

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

The following drawings have been submitted, prepared by Austin Smith Lord and TB+A:

Drawing name	Drawing reference
Existing Site Location Plan	26CC07-ASL-00-ZZ-D-A-0001-P5
Combined Services Proposed External Services Layout	26CC07-TBA-30-XX-D-ME-5002-P05

In addition, the supporting documents submitted comprise the following:

Document name (reference where appropriate)	Prepared by
Planning application forms (1APP)	Asbri Planning
Covering Letter	Asbri Planning
Demolition & Construction Environmental Management Plan	Morgan Sindall Construction
Noise Monitoring, Vibration and Dust Suppression Assessment	Morgan Sindall Construction
Site Logistics Plan	Morgan Sindall Construction

Payment of the application fee will be made via internal transfer.

Condition 4 (Construction Noise and Vibration Management Plan) states:

"No development shall take place until a Construction Noise and Vibration Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved Management Plan shall identify all significant construction and demolition noise and vibration sources; detail the physical and operational management controls necessary to mitigate emissions from these sources; hours of working on site, and specified hours for deliveries; and any elements of operation that could lead to amenity issues from noise and vibration disturbance to surrounding properties. The approved Construction Noise and Vibration Management Plan shall also detail noise limit monitoring and noise and vibration complaint investigation procedures, together with any phase-specific plans. The approved Construction Noise and Vibration Management Plan, and any associated phase-specific plans, shall be adhered to throughout the construction of the approved development. A copy of the plan should be retained by the developer.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, and to ensure accordance with Policies BE1 and EN8 of the Neath Port Talbot Local Development Plan".

Condition 5 (Demolition and Construction Environmental Management Plan) states:

"Notwithstanding the submitted document titled Llangatwg Community School Demolition & Construction Environmental Management Plan (CEMP) Rev 4, prior to commencement of any development on site, a revised CEMP shall be submitted including the following information shall be submitted to and approved in writing by the Local Planning Authority.

- i. The Traffic Management Plan as referred to within the CEMP that demonstrates how the complete segregation and separation of all demolition and construction activities from the daily operations of the school will be implemented and monitored, including movements of staff and pupils, and how the contractor will maintain pedestrian safety on all designated walking routes within and adjacent to the site.*
- ii. An updated site plan shall be provided ensuring that the positioning of the Phase 2 Site Compound does not impact on the visibility of vehicles exiting the site via the existing access. For the avoidance of doubt, vehicular visibility splay of 2.4 metres by 45 metres is required in both directions within which nothing over 600mm in height shall be erected.*
- iii. Responsible Persons: details of the persons and bodies responsible for activities associated with the Demolition & Construction Environmental Management Plan and emergency contact details, the Demolition & Construction Environmental Management Plan must also be signed by the responsible person.*
- iv. A control of demolition and construction dust management plan.*

The Demolition & Construction Environmental Management Plan as approved must be adhered to through the lifetime of construction and demolition process.

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

Condition 6 (Broadband Infrastructure) states:

"No development shall take place until a scheme to enable the provision of gigabit capable broadband infrastructure from the site boundary to the buildings hereby permitted has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

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

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

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Rowlands', with a horizontal line underneath.

Iwan Rowlands
Planner
Asbri Planning Ltd