

**NEATH PORT TALBOT COUNTY BOROUGH COUNCIL  
CYNGOR BWRDEISTREF SIROL CASTELL-NEDD PORT TALBOT**

**TOWN AND COUNTRY PLANNING ACT 1990  
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT  
PROCEDURE) (WALES) ORDER 2012**

**APPROVAL OF FULL PLANNING PERMISSION**

**Name and address of the applicant**

Education Department  
Neath Port Talbot County Borough Council  
The Quays  
Brunel Way  
Baglan Energy Park  
Neath Port Talbot  
SA11 2GG

**Name and address of the agent**

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

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**DATE REGISTERED:** 7 July 2025

**APPLICATION NO:** P2025/0489

**LOCATION:** Llangatwg Comprehensive School, Main Road, Cadoxton,  
SA10 8DB

**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 (additional information regarding bat house and bat mitigation)

**NEATH PORT TALBOT COUNTY BOROUGH COUNCIL** as the Local Planning Authority in pursuance of its power under the above-mentioned Act and Order hereby **GRANTS PLANNING PERMISSION** for the development as described above to be carried out in accordance with the application and the plans submitted therewith, subject to compliance with the following conditions:

**Conditions: -**

**This decision notice is REVISION NUMBER 1, issued on 06/05/2026**

**Time Limit Conditions**

- 1 The development shall begin no later than five years from the date of this decision.

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

### List of Approved Plans

- 2 The development shall be carried out in accordance with the following approved plans and documents:

Existing Site Location Plan 26CC07-ASL-00-ZZ-D-A-0001-P5  
Existing Floor Plans 1 - 5  
Proposed Site Plan 26CC07-ASL-30-00-D-A-0100-P2  
General Arrangement (sheet 2) 26CC07-ASL-30-XX-D-L 9102 - P03  
Demolition Site Plan 26CC07-ASL-30-00-D-A-1510-P3  
Proposed Ground Floor Plan 26CC07-ASL-31-00-D-A-0101-P9  
Proposed First Floor Plan 26CC07-ASL-31-01-D-A-0102-P8  
Proposed Second Floor Plan 26CC07-ASL-31-02-D-A-0103-P8  
Proposed Roof Plan 26CC07-ASL-31-03-D-A-0104-P5  
Planning Elevations Sheet 1 26CC07-ASL-32-ZZ-D-A-0110-P3  
Planning Elevations Sheet 2 26CC07-ASL-32-ZZ-D-A-0111-P3  
Proposed Sections 1 26CC07-ASL-33-ZZ-D-A-0130-P5  
Proposed Sections 2 26CC07-ASL-33-ZZ-D-A-0131-P4  
Site Sections 26CC07-ASL-32-ZZ-D-A-0140-P2  
Landscape Masterplan 26CC07-ASL-30-XX-D-L-1001-P15  
Proposed Bat mitigation building - 26CC07-ASL-00-00-D-A-0112-P01  
Hard Landscape 26CC07-ASL-30-XX-D-L-1002-P09  
Soft Landscape 26CC07-ASL-30-XX-D-L-1003-P010  
Roof Terraces Landscape 26CC07-ASL-30-XX-D-L-1004-P05  
Boundary Treatment 26CC07-ASL-30-XX-D-L-1005-P15  
Furniture and habitat Plan - 26CC07-ASL-30-xx-D-L - 9107- P02  
Retained and Removed Trees 26CC07-ASL-30-XX-D-L-1006-P06  
BB103 Areas 26CC07-ASL-30-XX-D-L-1007-P03  
Biodiversity Enhancement 26CC07-ASL-30-XX-D-L-1008-P04  
Landscape Site Sections 26CC07-ASL-30-XX-D-L-2001-P04  
Service Yard Elevations 26CC07-ASL-30-XX-D-L-2002-P01  
Proposed Drainage Layout Sheet 1 26CC07-CUR-52-XX-D-C-0001-P05  
Proposed Drainage Layout Sheet 2 26CC07-CUR-52-XX-D-C-0002-P05  
Proposed Levels Plan Sheet 1 26CC07-CUR-50-XX-D-C-0001-P04  
Proposed Levels Plan Sheet 2 26CC07-CUR-50-XX-D-C-0002-P04  
Location Plan 26CC07-CUR-50-XX-D-C-0005-P01  
Highway Works Details 26CC07-CUR-54-XX-D-C-0008-P01  
Highway Works General Arrangements 26CC07-CUR-54-XX-D-C-0006-P03  
Highway Works Levels 26CC07-CUR-54-XX-D-C-0008-P01  
Highway Works Swept Path Analysis 26CC07-CUR-54-XX-D-C-0010-P01  
External LUX Plot 26CC07-TBA-55-XX-D-E-6301-P02  
External Sports Pitches LUX Plot 26CC07-TBA-55-XX-D-E-6302-P01  
Hydrant Tank Builders Work Layout and Details 26CC07-CFS-XX-XX-D-OH-0006-P01  
Sprinkler System Water Supplies Layout 26CC07-CFS-XX-XX-D-OH-0006-P01  
Planning Statement  
PAC Report  
Design and Access Statement  
Green Infrastructure Statement

Landscape Maintenance and Management Plan  
Drainage Strategy  
Highways Tracker  
Flood Consequences Assessment  
Transport Statement  
Travel Plan  
Topographic Survey  
Utilities Survey  
Preliminary Ecological Assessment  
Arboricultural Report  
External Lighting Proposed Bat Corridor Assessment  
Phase 1 Geoenvironmental Assessment Desk Top Study  
Ground Investigation and Geotechnical Design Report  
Historic Building Recording Written Scheme of Investigation  
Net Zero Carbon Report  
Low Zero Carbon Study  
Luminaire Schedule  
Lighting Impact Assessment  
Bat Survey  
Baseline Noise Survey Report  
Asbestos Survey  
Demolition & Construction Environmental Management Plan  
Phasing Plan  
Surface Water Management Plan  
Road Safety Audit Stages 1 and 2  
Landscape Design Outline Specification  
Technical Note - Bat Roost Mitigation Options  
Phase 2 Demolition - Bat Mitigation Plan

Reason:

In the interests of clarity.

### Pre-Commencement Conditions

- 3 Before beginning any development at the site, you must do the following: -
  - a) Notify the Local Planning Authority in writing that you intend to commence development by submitting a Formal Notice under Article 24B of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) in the form set out in Schedule 5A (a newly inserted Schedule) of the DMPWO (or in a form substantially to the like effect); and
  - b) Display a Site Notice (as required by Section 71ZB of the 1990 Act) in the form set out in Schedule 5B (a newly inserted Schedule) of the DMPWO (or in a form substantially to the like effect), such Notice to be firmly affixed and displayed in a prominent place, be legible and easily visible, and be printed on durable material. Such Notice must thereafter be displayed at all times when development is being carried out.

Reason:

To comply with procedural requirements in accordance with Article 24B of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) and Section 71ZB of the Town and Country Planning Act 1990.

NOTE: Templates of the required Notice and Site Notice are available to download at [www.npt.gov.uk/planning](http://www.npt.gov.uk/planning)

- 4 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.

Details in respect of the above condition were approved by planning permission ref P2026/0119 on 06/05/2026

- 5 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.

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

iv. A control of demolition and construction dust management plan.

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.

Details in respect of the above condition were approved by planning permission ref P2026/0119 on 06/05/2026

- 6 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.

Details in respect of the above condition were approved by planning permission ref P2026/0119 on 06/05/2026

- 7 No development including any demolition works but excluding any site set up works shall take place until the applicant, or their agents or successors in title, has secured implementation of a programme of archaeological work in accordance with that outlined in "Llangatwg Comprehensive School, Main Road, Cadoxton, Neath Port Talbot Written Scheme of Historic Environment Mitigation for an archaeological watching brief" (Heneb Report no. 2025/041, dated September 2025).

Reason:

To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.

### Action Conditions

- 8 Prior to first beneficial use of the school, the new access points shall be constructed in their entirety in accordance with the following drawings: Highway Works General Arrangements 26CC07-CUR-54-XX-D-C-0006-P02, Highway Works Levels 26CC07-CUR-54-XX-D-C-0008-P01 and 'Proposed Site Plan' Drawing No: 26CC07-ASL-30-00-D-A-0100 Rev P2 and retained as such thereafter.

Reason:

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

- 9 Prior to the first use of the development hereby approved a Traffic Management Scheme inclusive of any Traffic Regulation Order amendments for works along Main Road and the new junction/accesses for the school shall be submitted to and approved in writing by the Local Planning Authority. The approved traffic management scheme shall be implemented on site prior to the first use of the school and retained as such thereafter.

Reason:

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

- 10 Notwithstanding the submitted Travel Plan, no less than three months prior to first beneficial use of the development hereby approved, an updated Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The amended Travel Plan shall include details of the appointment of a Travel Plan Coordinator, and in addition to addressing the means to encourage staff to use more sustainable means of transport and reduce the demand on private transport together with the approved safe walking route that complies with the "Active Travel Plan Wales 2013" and "Learner Travel Guidelines" for pupils and parents/guardians that wish to travel on foot and/or cycle to and from school and how this is information, and any changes to the safe walking route is to be provided to parents/carers etc.

The Plan should also include a detailed monitoring scheme/schedule, which shall annually be reviewed for the initial five year period, together with details covering submission and approval of subsequent updated Travel Plans every five years for the duration of the operation of the development, which shall seek to address any issues that have failed to reduce the use of the car and meet the agreed targets set out in the travel plan. All measures identified within any approved Travel Plan required by the scheme shall be implemented within three months following its approval.

Reason:

In the interests of promoting sustainable transport and highway safety and to ensure the development complies with Policy TR2 of the Neath Port Talbot Local Development Plan.

- 11 All works to be constructed on the public highway and within the parent/guardian dropping off areas shall be subject to Road safety Audits, stages 3 and 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 the Road Safety Audit having been approved.

Reason:

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

- 12 The two new junctions shall have a vehicular visibility splay of 2.4 metres by 45 metres in both directions within which nothing over 600mm in height shall be erected or allowed to grow and maintained as such thereafter.

Reason:

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

- 13 In conjunction with the recommendations of any Road Safety Audits, Travel Plan, on-site management plan and the Transport Assessment submitted in support of the application, monitoring of all parking areas for staff and parent/guardian dropping off areas within the application site shall take place over the first academic year of the operation of the school hereby approved.

Prior to the first use of the school a scheme for monitoring shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall set out the methodology and frequency for the monitoring. The monitoring shall take place strictly in accordance with the scheme as approved.

If any changes to the staff parking and parent/guardian dropping off areas within the application site are considered necessary prior to the end of the first academic year, an interim report, setting out the justification for these changes should be submitted to and approved in writing by the Local Planning Authority, and any recommendations, implemented in accordance with the timescales set out within this interim report.

Prior to the 2nd academic year commencing the results of the 1st Year monitoring shall be submitted to and approved in writing by the Local Planning Authority. This report shall set out the justification for any changes, together with associated plans, photographs and supporting data, together with any recommendations, which shall be implemented in accordance with the timescales set out within the report as approved.

Reason:

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

- 14 If it is proposed to store materials or plant machinery on the public highway to enable works to commence within the site, a condition survey of the existing highway shall be submitted to and approved in writing by the LPA. Should any damage occur to the highway as a consequence of any works within the adjoining development, the damage will be required to be made good by the developer to the satisfaction of the Highway Authority.

Reason:

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

- 15 Prior to the first beneficial use of the school a traffic/pedestrian management plan shall be submitted to and approved in writing by the Local Planning Authority. The approved management plan shall include timings of deliveries, traffic and pedestrian

movements within the school. Ensuring that all deliveries to and from the school shall be undertaken safely and outside of peak times.

Together with the management and control of the on site pick up and drop off areas, including any restrictions of use, for specific year groups or pupils.

The management plan as approved shall be strictly adhered to and reviewed on an annual basis to ensure that the operation of all parking and vehicular movements on site are reviewed in the interests of pupil safety. A copy of this management plan shall be maintained within the school, and available to, and/or provided to all persons accessing the school grounds.

Reason:

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

- 16 Prior to the commencement of works on the proposed acoustic mitigation screen as detailed on Drawing No 26CC07-ASL-30-XX-D-L-1001 rev P12 a scheme shall be submitted to and approved in writing by the Local Planning Authority detailing the design and acoustic specification for the proposed screen as indicated in the acoustic planning report (Report ref. 26CC07-FOR-10-XX-T-OJ-0001) to achieve the AGP Acoustics guidance at the residential properties to the west of the application site. The approved screen shall be fully implemented in accordance with the approved details on site prior to first beneficial use of the sports facility and retained as such thereafter.

Reason:

In the interest of visual amenity, residential amenity of the neighbouring properties and land stability, and to ensure compliance with Policy BE1 of the Neath Port Talbot Local Development Plan.

- 17 The lighting scheme hereby approved shall be implemented to achieve lux levels no greater than those set out within the Light impact Assessment hereby approved and thereafter operated in accordance with the approved details. Prior to their first operational use, the lighting levels shall be tested and lighting adjusted to ensure compliance with the Obtrusive lighting compliance report, and results of the testing submitted to and approved in writing by the Local Planning Authority prior to the first operational use. If levels exceed those specified, mitigation measures shall be implemented, and the lighting re-tested until reaching compliance.

Reason:

In the interest of visual, residential amenity and to prevent any unacceptable light spillage and to ensure the proposal complies with Policies EN8 & BE1 of the Local Development Plan.

- 18 Following the implementation of the hereby approved lighting scheme, on receipt of any substantiated complaint regarding the lighting scheme, within one month of the receipt of the complaint, the applicant shall be responsible for the carrying out of an investigation into the complaint and identify any required mitigation measures to alleviate any adverse impacts associated with the lighting. A written copy of the investigation and its findings together with any required mitigation shall be submitted to and approved in writing by the Local Planning Authority. The approved mitigation

scheme shall be fully implemented on site within one month of the approval of the submitted details and shall be retained as such thereafter.

Reason

In the interests of residential amenity and to accord with policy EN8 of the Neath Port Talbot Local Development Plan and in the interests of amenity, the environment and sustainability in accordance with policy BE1 of the Neath Port Talbot Local Development Plan.

- 19 All school car parking spaces/provisions for staff and visitors shall be implemented and open for such use in accordance with the layout and timescales specified in the Demolition and Construction Environmental Management Plan. If work sequences or timescales alter, an updated layout shall be submitted to and approved in writing. The approved layout shall be fully implemented in accordance with the approved details on site prior to first beneficial use of the school building and retained as such thereafter.

Reason:

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

- 20 The service yard area including the turning space, parking spaces and gates shall be completed in it's entirety prior to the first beneficial use of the new school building and retained open and free for such use thereafter.

Reason:

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

- 21 Notwithstanding the submitted drawing titled Highway Works General Arrangements 26CC07-CUR-54-XX-D-C-0006-P02, - Inset A Proposed Site Access, the vehicle footway crossover for the Emergency Access shall be replaced with a full height kerb and retained as such thereafter.

Reason:

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

- 22 In addition to the submitted Phase II Contaminated Land Assessment and following demolition of the current site buildings, a further assessment should be undertaken and the current phase II report be updated to included details of the findings of the additional site investigation work. The investigation and risk assessment must be undertaken by competent persons in accordance with the following documents: - Welsh Local Government Association, Natural Resources Wales & Welsh Government "The Development of Land Affected by Contamination: A Guide for Developers (version 4) 2023", and BS 10175:2011+ A2:2017 Investigation of Potentially Contaminated Sites. Code of Practice and shall be submitted as a written report which shall include the following to the Local Planning Authority for approval

1) Additional intrusive sampling under the current building footprints as appropriate.

- 2) An assessment of the potential risks to o human health o ground waters and surface waters o adjoining land o property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, o ecological systems, o archaeological sites and ancient monuments.
- 3) An appraisal of remedial options, and proposal of the preferred remedial option(s).

Reason:

To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment.

- 23 In the event that contamination is found at any time when carrying out the approved development that was not previously identified, work on site shall cease immediately and shall be reported in writing to the Local Planning Authority. A Desk Study, Site Investigation, Risk Assessment and where necessary a Remediation Strategy must be undertaken in accordance with the following document: - Land Contamination: A Guide for Developers (WLGA, WAG & EAW, July 2006). This document shall be submitted to and agreed in writing with the Local Planning Authority. Prior to occupation of the development, a verification report which demonstrates the effectiveness of the agreed remediation, shall be submitted to and agreed in writing with the Local Planning Authority.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors, and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan.

- 24 The biodiversity enhancements as set out in the Green Infrastructure Statement hereby approved, shall be fully implemented on site in accordance with the approved details prior to the first beneficial use of the development hereby approved and thereafter maintained in perpetuity.

Reason:

In the interest of biodiversity, and to accord with Policy 9 of Future Wales and Policy SP15 of the Neath Port Talbot Local Development Plan.

- 25 All the trees shown in the Arboricultural Method Statement outlined in Section 6 of the Arboricultural Report as "to be retained" and/or any trees whose canopies overhang the site shall be protected by the pre-construction installation of tree protective fencing, supervised excavation within Root Protection Areas (RPAs), and regular arboricultural oversight throughout the construction phase. The fencing shall be erected in accordance with the Arboricultural Method Statement before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any fenced area, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority.

Reason:

To ensure all existing trees are protected throughout the construction of the development, in the interest of visual amenity, and to ensure the development complies with Policy BE1 of the Neath Port Talbot Local Development Plan.

- 26 If at any time the Sports facilities shown in plan ref 26CC07-ASL-30-XX-D-L-1001 rev P12 are to be used outside Weekdays: 8am - 10pm, Saturdays: 9am - 8pm and Sundays: 9am - 6pm, then a Noise Impact Assessment shall be undertaken by a suitably qualified acoustic consultant to assess the impact on existing noise sensitive receptors from its proposed use, together with identifying any necessary mitigation measures. The Noise Impact Assessment shall be submitted to and approved in writing by the Local Planning Authority, prior to the use outside of the above identified hours and all recommendations (if any) duly implemented on site prior to first beneficial use and shall be retained on site thereafter.

Reason:

In order to protect residential amenity in accordance with Policy EN8 in the Local Development Plan.

- 27 Prior to the first beneficial use of each facility hereby approved the associated means of enclosure as detailed on plan ref 26CC07-ASL-30-XX-D-L-1001 rev P14 shall be fully implemented on site and shall be retained as such thereafter. All remaining boundary treatment shown on the above referenced Boundary Plan shall be completed on site within 1 year of first beneficial use of the new school building and shall be retained as such thereafter.

Reason:

In the interest of visual amenity and to ensure compliance with Policy BE1 of the Neath Port Talbot Local Development Plan.

- 28 The approved landscaping scheme as shown on Drawing No 26CC07-ASL-30-XX-D-L-1001 rev P19. shall be carried out following completion of the development, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason:

In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value, and to ensure the development complies with Policies SP15 and BE1 of the Neath Port Talbot Local Development Plan.

- 29 Prior to their use in the construction of the development hereby permitted, samples and details of the materials to be used in the construction of the external surfaces of the development shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

In the interest of the visual amenity of the area and to ensure the development complies with Policy BE1 of the Neath Port Talbot Local Development Plan.

- 30 Prior to the construction of the school building a sewer diversion scheme shall be carried out and completed in accordance with the approved drawing 'Proposed Drainage Layout Sheet 1 & 2'. The approved scheme shall be adhered to throughout the lifetime of the development and the protection measures shall be retained in perpetuity.

Reason:

To ensure that the proposed development does not affect the integrity of the public sewerage system in the interests of public health and safety.

- 31 Where any species listed under Schedules 2 or 5 of the Conservation of Habitats and Species Regulations 2010 are present on the site, or other identified part in respect of which this permission is hereby granted, no works of site clearance, demolition or construction shall take place in pursuance of this permission unless a licence to disturb any such species has been granted in accordance with the aforementioned regulations and a copy thereof has been submitted to the Local Planning Authority.

Reason:

To ensure conservation of protected species and their habitats, and to accord with Policy SP15 of the adopted Neath Port Talbot Local Development Plan.

- 32 Should any springs or ground water seepage be encountered 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.

Reason:

To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment, and to and ensure the development complies with Policy SP16 and BE1 of the Neath Port Talbot Local Development Plan.

- 33 Adequate provisions 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 lifetime of construction.

Reason:

To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment, and to and ensure the development complies with Policy SP16 and BE1 of the Neath Port Talbot Local Development Plan.

- 34 Prior to the construction of the bat mitigation building, full details (including siting to ensure that light levels at the building are not in excess of 0.5lux.) shall have been submitted to and approved in writing by the Local Planning Authority. The building

and any appropriate landscaping shall be carried out in accordance with the approved details and retained as such thereafter.

Reason:

In the interest of biodiversity, and to accord with Policy 9 of Future Wales and Policy SP15 of the Neath Port Talbot Local Development Plan.

### Regulatory Conditions

- 35 Notwithstanding the provisions of Part 8 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that Order with or without modification) no plant or machinery other than that expressly authorised by this permission shall be installed on the site without the prior grant of planning permission in that behalf.

Reason:

In the interests of local amenity, and to ensure compliance with Policies SP16, EN8 and BE1 of the Neath Port Talbot Local Development Plan.

- 36 No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network including any increase in the roof area of the building /or impermeable surfaces within the curtilage.

Reason:

To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment, and to and ensure the development complies with Policy SP16 and BE1 of the Neath Port Talbot Local Development Plan.

- 37 Foul water and surface water discharges shall be drained separately from the site.

Reason:

To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment, and to and ensure the development complies with Policy SP16 and BE1 of the Neath Port Talbot Local Development Plan.

- 38 Demolition or construction works shall not take place outside the hours of 08:00 - 18:00 Monday to Friday, 08:00 - 13:00 on Saturdays and no works on Sundays or Bank Holidays.

Reason:

In the interest of residential amenity and to ensure the development complies with Policy BE1 and EN8 of the Neath Port Talbot Local Development Plan.

- 39 Any gates provided across the access drive shall be of a type which open inward only and can be seen through and shall be retained as such thereafter.

Reason:

In the interest of highway and pedestrian safety and to ensure compliance with Policy TR2 of the Neath Port Talbot Local Development Plan.

- 40 All construction vehicles with a gross vehicle weight exceeding 3.5 tonnes shall, when exiting the development, do so via Penscynor leading onto Main Road and are required to turn left onto the A4230 Maes Gwyn Road only. No construction vehicles in excess of 3.5 tonnes shall turn right onto A4230 Maes Gwyn Road or utilise any alternative routes when accessing or departing the site.

Reason

In the interests of highway safety, minimising disruption, and ensuring the safe and efficient movement of traffic in the vicinity of the development and to ensure the development complies with Policy TR2 of the Neath Port Talbot Local Development Plan.

Informatives:

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

2 From the 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. The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. 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 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 Gravity 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](http://www.dwrcymru.com). The applicant is 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 us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements. 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'. It is therefore recommended that the developer engage in consultation with Neath and Port Talbot Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, Dwr Cymru Welsh Water is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation. Although, there are no indications of INNS on the site, contractors will also need to be aware of the presence of any invasive non-native plant species (INNS) in or adjacent to the work area and should avoid any such plant material being spread.

3 The archaeological work must be undertaken to the appropriate Standard and Guidance set by Chartered Institute for Archaeologists (CIfA), ([www.archaeologists.net/work/standards](http://www.archaeologists.net/work/standards)) and it is recommended that it is carried out either by a CIfA Registered Organisation or a MCIfA level accredited Member ([www.archaeologists.net/register/enquiries/looking](http://www.archaeologists.net/register/enquiries/looking))

4 To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment, there must be no interference, alteration or diversion of any ditch, watercourse, stream or culvert or bordering the site, without prior consultation and agreement with the Authority.

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises Future Wales - the National Plan 2040 and the Neath Port Talbot Local Development Plan (2011-2026) adopted January 2016.

It is considered that the proposal represents an appropriate form of development that would have no unacceptable impact on visual amenity, impact upon neighbouring properties, Highway and pedestrian safety, Biodiversity, Noise, Contaminated Land, Waste, Welsh Language, Energy, Drainage and Flood Risk. Accordingly, the proposed development is in accordance with Policies SP1, SP2, SP3, SP4, SP15, SP16, SP18, SP19 SP20, SP21, SC1, BE1,11, TR2, EN6, EN7, WL1, EN8, RE2 and W3 of the Neath Port Talbot Local Development Plan.

It is further considered that the decision complies with Future Wales - the National Plan 2040, and the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

Signed:



**Ceri Morris – Head of Planning & Public Protection**

**Date: 21 January 2026**

### **IMPORTANT:**

(1) Please note that for all decisions issued after 16th March 2016 for outline or full planning permission, a revised decision notice will be issued whenever a subsequent consent is given, for example providing details of any Reserved Matters approvals (outline applications only) and/or approval of conditions (including on Reserved Matters). This will ensure that the current status of the conditions applied to a consent is clear. Accordingly, you are advised to visit [www.npt.gov.uk/planning](http://www.npt.gov.uk/planning) to view the application documentation to see if this is the current version, or whether it has been superseded by a more up-to-date revision of this Decision Notice. For Reserved Matters approvals the revised Decision Notice will only be shown under the Outline approval.

(2) Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

(3) In addition, any conditions that the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition). Please note that any works carried out without compliance with the conditions attached to this approval will be entirely at the risk of the persons involved and may result in formal action being taken by the Local Planning Authority.

(4) The developer should have regard to Sections 4, 7, 8 and 8A of the Chronically Sick and Disabled Persons Act 1970 and to the British Standards Institution's Code of Practice for "Design of buildings and their approaches to meet the needs of disabled people" (BS 8300:2009+A1:2010).

(5) From 1st October 2012 it has been an offence to install a public sewer or lateral drain without having an adoption agreement in place. From the 1st October 2012 the vast majority of all existing private sewers and lateral drains which link with the public sewer network were transferred to Welsh Water. For further details on how this will affect your development please contact: Welsh Water Developer Services, PO Box 3146, Cardiff, CF30 0EH. Telephone No. 0800 9172652 or email: [developer.services@dwrcymru.com](mailto:developer.services@dwrcymru.com).

(6) Welsh Water Dwr Cymru advise that the planning permission hereby granted does not extend any rights to carry out any works to the public sewerage or water supply systems without first having obtained the necessary permissions required by the Water Industry Act 1991.

Please note, in accordance with Construction and Design Management (CDM) Regulations, it is the applicant's responsibility to ensure that any proposed works within their curtilage do not conflict with any underground services and is recommended they review their land registry title deeds for any legal covenants. For Sewers or Watermains that may be present and affected by your proposals, you are advised to contact Dwr Cymru Welsh Water who will be able to explain whether your proposed works will be acceptable as well as any consent required. Prior to commencing works, it is also recommending the applicant review the information and guidance on Building Over

Sewers available on Welsh Water's website at  
<https://developers.dwrcymru.com/en/applications/planning/build-over-or-near-to-sewers>

The applicant is also advised that some public sewers and lateral drains may not be recorded on Welsh Water 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 us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

(7) Please be informed that your application may require approval from the SuDS Approving Body (SAB). The SAB consent may be necessary to ensure that your development proposals complies with the statutory requirements, relevant regulations, and standards under schedule 3 of the Flood and Water Management Act 2010. Please contact our Website: [www.npt.gov.uk/SAB](http://www.npt.gov.uk/SAB), Email: [SAB-HDC@npt.gov.uk](mailto:SAB-HDC@npt.gov.uk) or Tel: 01639 686850

## IMPORTANT INFORMATION: TOWN AND COUNTRY PLANNING ACT 1990

The applicant's attention is drawn to the notes below.

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act 1990 (as amended).
- (2) You can also appeal to the Welsh Government against a decision to refuse permission or grant subject to conditions in respect of applications made for :- Listed Building or Conservation Area Consent; Consent under a Tree Preservation Order; Advertisement Consent.
- (3) You can also appeal If your application for a Certificate of Lawful Existing Use or Lawful Proposed Use is partly or wholly refused or is granted differently from what you asked for (under Section 195/196) of the Town and Country Planning Act 1990 (as amended).
- (4) If you are aggrieved of the LPAs decision, the following deadlines apply for appeals to be submitted to the Welsh Government (from the date of the Council's decision):-

|                                                                                                           |                 |
|-----------------------------------------------------------------------------------------------------------|-----------------|
| (1) Planning Permission (with the exception of Minor Commercial and Householder applications – see below) | Within 6 Months |
| (2) Householder Appeal <small>see endnote i</small>                                                       | Within 12 weeks |
| (3) Minor Commercial Appeal <small>see endnote i</small>                                                  | Within 12 weeks |
| (4) Listed Building or Conservation Area Consent appeals                                                  | Within 6 months |
| (5) Tree Preservation Order (TPO) Consent                                                                 | Within 28 days  |
| (6) Advertisement Consent                                                                                 | Within 8 weeks  |
| (7) Certificate of Lawfulness of Existing (Section 191) or Proposed (Section 192) Use or Development      | Within 6 months |
| (8) Hazardous Substances Consent                                                                          | Within 6 months |
- (5) Appeals must be made on a form which is obtainable from the Planning & Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ – Tel 0300 060 4400, or online at <https://planningcasework.service.gov.wales/>.
- (6) The Welsh Government has power to allow a longer period for the giving of notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- (7) The Welsh Government is not required to entertain an appeal if it appears to them that permission for the proposed development could not have been granted having regard to the statutory requirements to the provisions of the development order, and to any directions given under the Order. They do not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by them.
- (8) If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Welsh Government, and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the County Borough Council, in which the land is situated, as the case may be, a **purchase notice** requiring that Council purchase his interest in the land in

accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

### Making an Appeal

- (9) Please note that for all applications received by the LPA after 5<sup>th</sup> May 2017, it is now a requirement that any appeal made to the Planning Inspectorate (other than Householder and Minor Commercial Appeals, and appeals against refusal to grant advertisement consent) must be accompanied by all the information and evidence you intend to rely upon (a **“full statement of case”**). You must also send a copy of the notice of appeal and full statement of case to the LPA.
- (10) In addition, for ‘planning appeals’ an amendment to an application following notice of appeal may only be made to correct an error.
- (11) Additional details and information on making an appeal to the Welsh Government is available from the Planning Inspectorate at the above address and website. The relevant documents are entitled “making your planning appeal” and “planning appeals Public Local Inquiries”.
- (12) Further correspondence regarding this application should bear the reference number quoted on the top of the decision notice.

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THIS NOTICE RELATES ONLY TO A PLANNING DECISION AND DOES NOT RELATE TO OTHER LEGISLATION INCLUDING ANY LEGISLATION UNDER:

- BUILDING REGULATIONS – Please contact [buildingcontrol@npt.gov.uk](mailto:buildingcontrol@npt.gov.uk) or 01639 686820 to discuss all aspects of the service that is offered by Building Control
- HIGHWAY LEGISLATION

IF PLANNING CONSENT HAS BEEN GRANTED IT IS ADVISABLE TO ESTABLISH WHETHER ANY OTHER FORM OF CONSENT IS REQUIRED AND TO OBTAIN SUCH CONSENT BEFORE COMMENCING DEVELOPMENT

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<sup>i</sup> Please see the [Town and Country Planning \(Referred Applications and Appeals Procedure\) \(Wales\) Regulations 2017](#) for appeal procedures and for full definitions of:

- *“householder application”* (essentially an application for the enlargement, improvement or other alteration of a dwellinghouse, or development within the curtilage of such a dwellinghouse, or change of use to enlarge the curtilage of a dwelling house)
- *“householder appeal”* means an appeal in relation to a householder application, but excludes an appeal against conditions on the grant of planning permission; or an appeal which is accompanied by an enforcement or listed building consent appeal.
- *“minor commercial application”* (essentially relates to existing buildings of no more than 250 square metres gross external floor space at ground floor level, currently in use for any of the purposes set out in Schedule 1A to The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2015 which is an application for change of use from Class A1 to A2 or A3; or Class A2 to A3); or the carrying out of building or other operations to a shop front.
- *“minor commercial appeal”* means an appeal in relation to a minor commercial application but excludes an appeal against conditions on the grant of planning permission; or an appeal which is accompanied by an enforcement or listed building consent appeal.