

## OFFICER REPORT

**Application Number:** P2026/0030

**Site Address:** Rhosafan Welsh Primary School Marine Drive Sandfields  
Neath Port Talbot SA12 7NN

**Proposal:** Details to be agreed in association with condition 6 (road safety audit stage 2) of planning application P2025/0314 determined on 06/08/2025.

**Applicant:** Neath Port Talbot County Borough Council

**Agent:** Mr Scott Davies

**Ward:** Sandfields West

**Application Type:** Discharge of Conditions

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**Valid Date:** 19th January 2026

**Statutory Expiry Date:** 15th March 2026

**Ext. of Time / PPA date:** 16th June 2026

**Publicity Expiry Date:** 2nd June 2026

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### RECOMMENDATION - Approved

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#### DETAILS OF APPLICATION TO WHICH APPROVAL OF DETAILS REQUIRED BY CONDITION RELATES:-

|              |                                                                                                                                                                                                                                                                                                                                               |
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| App. Number: | P2025/0314                                                                                                                                                                                                                                                                                                                                    |
| Development: | Demolition of the existing primary school and Tir Morfa Centre and construction of a new school incorporating Tir Morfa with sports pitch, multi-use games area, play facilities, highway and access works, plant, substation, sprinkler tank system, surface water drainage scheme, hard and soft landscaping, boundary treatment of varying |

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|  | heights up to a maximum height of 7.4m, cycle store and relocation of existing community garden, cabins and poly tunnel and associated engineering works. |
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### DETAILS OF CONDITIONS TO BE AGREED

This application relates to the approval of details in respect of the following conditions of the above planning permission: -

6 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 1 to 4 in accordance with GG 119 of the Design Manual for Roads and Bridges. Prior to commencement of development, (excluding the first phase of demolition) Road Safety Audits, stages 1 and 2 shall be submitted to and approved in writing by the Local Planning Authority, and prior to the first beneficial use of the development, hereby approved, Road Safety Audit stage 3 and 4 shall be submitted to and approved in writing by the Local Planning Authority. Within one year from the first beneficial use of the development, Road Safety Audit stage 4 shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the Audits.

Reason:

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

### BRIEF DESCRIPTION OF SUBMITTED DETAILS

*(e.g. dimensions, materials, colour etc.):*

The application is supported but the following submitted information:

- Proposed Levels and Contours Plan Sheet 1 26CC04-HYD-50-XX-D-CS-1100 Rev C07.
- Proposed Surfaces and Kerbing Plan C-32209.
- Highway Tie In General Arrangement 26CC04-HYD-50-XX-D-CS-2100 Rev P04.
- Proposed Highway Lining Layout 26CC04-HYD-50-XX-D-CS-2300 Rev P04.
- Detailed Drainage Layout Sheet 1 of 2. 26CC04-HYD-52-XX-D-CS-3001 Rev C08.
- Proposed Lines and Signs Layout 26CC04-HYD-50-XX-D-CS-2400 Rev P02.
- YGG Rhosafan, Marine Drive, Port Talbot – Proposed School Development Stage 2 Road Safety Audit – December 2025 ref RW-DC-25-4889-RSA2.
- Road Safety Audit Response dated 16 January 2025.

### CONSULTATIONS / REPRESENTATIONS

Head of Engineering and Drainage (Highways): Having reviewed the submitted drawings, the Highway Authority is satisfied that all Stage 2 RSA issues have been

appropriately addressed; and the submitted scheme now demonstrates compliance with the RSA recommendations and the principles set out in DMRB GG119.

### ASSESSMENT

While the Highway Authority raised some initial concerns regarding the originally submitted information, following discussion revised information has been submitted. The Highway Officer has stated that the revised information now demonstrates compliance with the RSA recommendations and the principles set out in the DMRB GG19. It is therefore considered that the submitted scheme meets the requirements of condition 6 in relation to Stage 2 and that the condition can be partially agreed. However, it should be noted that for full compliance with the condition stages 3 and 4 of the RSA must be completed and submitted for agreement prior to the first beneficial use of the school.

### CONCLUSION

To agree the submitted information in partial agreement of the condition.

### CHECKLIST

|                                                                                                                                                               |                          |
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| • Has the Original Decision Notice been revised to include details of the approved details (“the Living Decision Notice”) and a copy provided with the report | <input type="checkbox"/> |
| • Once approved, has the revised ‘Living Decision Notice’ been uploaded onto the Online Register (and previous versions superseded)                           | <input type="checkbox"/> |

### RECOMMENDATION

#### **Approved**

Subject to the following conditions/reasons, which have been imposed for the reasons stated:-

|                               |               |
|-------------------------------|---------------|
| <b>Case Officer</b>           | Nicola Lake   |
| <b>Telephone No.</b>          | 01639 686737  |
| <b>Date of Recommendation</b> | 27th May 2026 |