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
NPTCBC
The Quays
Brunel Way
Baglan Energy Park
Neath Port Talbot
SA11 2GG

Name and address of the agent
Mr Liam Griffiths
Asbri Planning Ltd.
Unit 9
Oak Tree Court
Cardiff Gate Business Park
Cardiff
CF23 8RS

DATE REGISTERED:	8 May 2025
APPLICATION NO:	P2025/0314
LOCATION:	Rhosafan Welsh Primary School, Marine Drive, Sandfields, Neath Port Talbot, SA12 7NN
PROPOSAL:	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 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.

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:

This is Decision Notice revision 5 dated 27/05/26

Conditions: -

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:

Site Location Plan 26CC04-ARC-30-ZZ-D-A-100000-P4
Existing Site Plan 26CC04-ARC-30-ZZ-D-A-100001-P4
Demolition Plan 26CC04-ARC-30-ZZ-D-A-100002**-P5**
Proposed Site Block Plan 26CC04-ARC-30-ZZ-D-A-100101-P5
Proposed Ground and First Floor Plan 26CC04-ARC-31-ZZ-D-A-200000-P11
Proposed Roof Plan 26CC04-ARC-31-ZZ-D-A-200001-P11
Planning Elevations 26CC04-ARC-32-ZZ-D-A-200500-P5
Planning Sections 26CC04-ARC-33-ZZ-D-A-200600-P3
Detailed Planting Plan 26CC04-FRL-30-XX-D-L-1030
Proposed Landscape Layout 26CC04-FRL-30-XX-D-L-1500
Proposed Winter Garden Layout 26CC04-FRL-30-XX-D-L-1501
Boundary Plan 26CC04-FRL-30-XX-D-L-1503 P07
Landscape Detail 26CC04-FRL-30-XX-D-L-1504 P03
Bin and Compound Elevations 26CC04-FRL-30-XX-D-L-1505P02
Site Sections 26CC04-FRL-30-XX-D-L-1800 P03
Green Infrastructure Strategy 26CC04-FRL-30-XX-D-L-2020
Furniture and Feature Plan 26CC04-FRL-30-XX-D-L-2021
Sprinkler Tank Details 26CC04-CFS-XX-XX-D-OH-0006
Drainage Layout 26CC04-HYD-52-XX-D-CS-3000-P07
Substation Elevations EKV0014 / EKV0015
Proposed Levels and Contours Plan 6CC04-HYD-50-XX-D-CS-1100 -P06
Existing & Proposed Site Sections-Sheet 1 26CC04-HYD-50-XX-D-CS-1600_P02
Existing & Proposed Site Sections-Sheet 2 26CC04-HYD-50-XX-D-CS-1610_P02
Active Travel Link T24.119.CAD.D17
Active Travel Raised Plateau T24.119.CAD.D17
Alumasc Roofing Proposed Specification SP147588-S1
PAC Report
Design and Access Statement 26CC04-ARC-10-XX-T-A-000003_P04
Planning Statement Rev B
Topographical Survey Gwalia Surveyors
Baseline Noise Survey P1293 P02 March 2025
Bat Survey October 2024 V2
Construction Environmental Management Plan **dated 26.11.2025**
Drainage Strategy Report
Energy Statement_P01
Green Infrastructure Statement
Ground Investigation Report
Preliminary Ecological Assessment
Transport Assessment
Travel Plan
Tree Report ArbTS
Topography Survey

Flood Consequence Assessment by Stantec dated 19/06/25 ref. 33209-HYD-XX-XX-RP-WENV-0001.

Reason:
In the interests of clarity.

Details of this condition were amended under Non-Material Amendment application P2025/0858 dated 23/01/2026.

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

Notification of commencement has been received as part of application P2025/0610 dated 16/10/2025

4 ~~No development shall commence on site, excluding demolition of the Area for Early Demolition (marked blue on the Demolition Plan 26CC04-ARC-30-ZZ-D-A-100004 Rev P4),~~ **Prior to the commencement of works on the implementation of the landscaping, community garden and outdoor play and sports areas on site, (excluding the construction of the new school building),** an assessment of the nature and extent of contamination affecting the application site area has been submitted to and approved in writing by the Local Planning Authority. This assessment must be carried out by or under the direction of a suitably qualified competent person in accordance with BS10175 (2011) 'Investigation of Potentially Contaminated Sites Code of Practice' and shall assess any contamination on the site, whether or not it originates on the site. The report of the findings shall include:

(i) a desk top study to identify all previous uses at the site and potential contaminants associated with those uses and the impacts from those contaminants on land and controlled waters. The desk study shall establish a 'conceptual site model' (CSM)

which identifies and assesses all identified potential source, pathway, and receptor linkages;
(ii) an intrusive investigation to assess the extent, scale and nature of contamination which may be present, if identified as required by the desk top study;
(iii) an assessment of the potential risks to:
- human health,
- groundwater and surface waters
- adjoining land,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, - ecological systems,
- archaeological sites and ancient monuments; and
- any other receptors identified at (i)
(iv) an appraisal of remedial options, and justification for the preferred remedial option(s).

~~A further submission of the above specified information but in relation to the ground area beneath the existing main school building (marked Green on the Demolition Plan 26CC04-ARC-30-ZZ-D-A-100004 Rev P4) shall be submitted to and approved in writing by the Local Planning Authority following the completion of demolition of the existing main school building, and prior to the start of construction works of the hereby approved development that is to be built over this area.~~

Prior to the demolition of the existing school building, excluding the area marked in blue on the Demolition Plan 26CC04-ARC-30-ZZ-D-A-100002 Rev P5 plan, an asbestos-containing materials (ACMs) survey shall be undertaken. Following the demolition of the existing school building, a further submission of the above specified information but in relation to the ground area beneath the existing main school building (marked Green on the Demolition Plan 26CC04-ARC-30-ZZ-D-A-100002 Rev P5) shall be submitted to and approved in writing by the Local Planning Authority following the completion of demolition of the existing main school building, and prior to the start of construction works of the hereby approved development that is to be built over this area.

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, and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan.

Details of this condition were amended under Non-Material Amendment application P2025/0611 dated 17/09/2025

Details of this condition were amended under Non-Material Amendment application P2025/0858 dated 23/01/2026.

5 ~~No development shall commence on site, excluding demolition of the Area for Early Demolition (marked blue on the Demolition Plan 26CC04-ARC-30-ZZ-D-A-100004 Rev P4), until~~ **If identified as being required by the approved details of condition 4, prior to the commencement of works on the implementation of the**

landscaping, community garden, outdoor play and sports areas (excluding the construction of the new school building),a remediation scheme to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, buildings, other property and the natural and historic environment shall be prepared and submitted to and approved in writing with the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives, remediation criteria and site management procedures. The measures proposed within the remediation scheme shall be implemented in accordance with an agreed programme of works.

If required by the approved details of condition 4, a further submission of a remediation scheme shall take place following demolition of the main original school building (marked green on the Demolition Plan 26CC04-ARC-30-ZZ-D-A-1**00002 Rev P5),** to bring the area beneath the original school building to a condition suitable for the intended use and prior to the start of any construction works on the area marked green on the Demolition Plan 26CC04-ARC-30-ZZ-D-A-**100002 Rev P5**. The measures proposed within the remediation scheme shall be fully implemented on site in accordance with an agreed programme of works.

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 offsite receptors, and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan.

Details of this condition were amended under Non-Material Amendment application P2025/0611 dated 17/09/2025.

Details of this condition were amended under Non-Material Amendment application P2025/0858 dated 23/01/2026.

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

Details of this condition relating to Road Safety Audit Stage 1 were agreed under application P2025/0610 dated 16/10/2025.

Details of this condition relating to Road Safety Audit Stage 2 were agreed under application P2026/0030 dated 27/05/2026.

7 Prior to the commencement of development, a Construction Noise and Vibration Assessment, a Noise Monitoring Assessment and a Dust Suppression Assessment shall be submitted to and approved in writing by the Local Planning Authority, in accordance with the submitted Construction Environmental Management Plan. The Dust Suppression Assessment shall be completed in accordance with the Institute of Air Quality Guidance document for managing dust on construction sites - Construction-Dust-Guidance-Jan-2024. The construction of the hereby approved development shall then be undertaken in full accordance with the approved details.

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

Details of this condition were agreed under application P2025/0698 dated 01/12/2025

8 No development shall take place, nor any demolition works or site clearance, until there has been submitted to and approved in writing by the Local Planning Authority details of a scheme for the protection of trees shown to be retained on site. The approved scheme shall be carried out and retained on site throughout all demolition and construction activities on site and shall include:

a) a plan, showing the position of every tree on the site to be retained.
b) and in relation to every tree identified a schedule listing:
- information as specified in paragraph 4.4.2.5 of British Standard BS5837:2012 - Trees in Relation to Design, Demolition and Construction - Recommendations.
- any proposed pruning, or other work.
c) and in relation to every existing tree identified to be retained on the plan referred to in (a) above, details of:
- any proposed alterations to existing ground levels, and of the position of any proposed excavation, that might affect the root protection area.
- all appropriate tree protection measures required before and during the course of development (in accordance with BS5837:2012).
- areas of existing landscaping to be protected from construction operations and the method of protection.

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 Policies SP15 and BE1 of the Neath Port Talbot Local Development Plan.

Details of this condition were agreed under application P2025/0610 dated 16/10/2025

Action Conditions

9 Prior to the first beneficial use of the hereby approved school an Operational Traffic and 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 interests of Highway and Pedestrian safety and to accord with Policy TR2 of the Local Development Plan.

10 In conjunction with the recommendations of any Road Safety Audits, Travel Plan, on-site management plan and the Transport Assessment submitted in support of this 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 interests of Highway and Pedestrian safety.

11 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 Local Planning Authority prior to the storage of any materials or plant. 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 interests of highway and pedestrian safety.

12 Prior to the first beneficial use of the development hereby approved a Traffic Management Scheme inclusive of any Traffic Regulation Order amendments for works along Marine Drive 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 in interest of highway and pedestrian safety and to accord with Policy TR2 of the Local Development Plan

13 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 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.

14 The development hereby approved shall be completed in accordance with the Detailed Planting Plan (26CC04-FRL-30-XX-D-L-1030 P05), Landscape Details (26CC04-FRL-30-XX-D-L-1504- P03), Proposed Specification (Alumasc Roofing SP147588S1) and Proposed Winter Garden Layout (26CC04-FRL-30-XX-D-L--1501 P05), with the exception of Holm Oak (Quercus ilex) and Sea Buckthorn (Hippophae salicifolia) which shall be replaced with an alternative native, non-invasive species.
All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; 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.

15 Prior to the commencement of any piling works on site, full details of a Piling Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall detail all piling options and any other foundation designs using penetrative method options available and identify the reasons for the selection of the proposed piling method, together with any necessary mitigation measures and shall demonstrate that there is no unacceptable risk to groundwater. The approved scheme of piling and foundation design shall be fully implemented on site in accordance with the approved details for the duration of any piling and foundation works that are to take place on site.

Reason.
In the interests of the residential amenity of the occupiers of the adjacent dwellings and to accord with policies BE1 and EN8 of the Neath Port Talbot Local Development Plan

16 Prior to the reinstatement of the Community Garden as detailed on the Proposed Site Block Plan 26CC04-ARC-30-ZZ-D-A-100101 rev P5, full details of its design, layout and hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be used in the construction of the relocated community garden area.

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

17 Prior to the first beneficial use of the hereby approved new school building, if required by condition 5, a Verification Report which demonstrates the effectiveness of the agreed remediation works carried out in accordance with condition 5 shall have been submitted to and approved in writing by the Local Planning Authority. A further Verification Report for all other remaining areas of the site, including the MUGA, Sports Pitch and landscaping areas shall be submitted to and approved in writing by the Local Planning Authority, prior to the first beneficial use of any of these remaining areas.

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 offsite receptors and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan.

18 Prior to their use in the construction of the development hereby permitted, 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.

19 The new junctions shall have a vehicular visibility splay of 2.4 metres by 25 metres in both directions and shall thereafter be maintained free of any obstruction exceeding 0.6m in height for as long as the development exists.

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

20 The boundary treatment as detailed on Plan 26CC04 -FRL -30 -XX -D -L -1503 P07 (Boundary Plan) to serve the MUGA and Sports Pitch shall be fully implemented on site, a approved, prior to the first beneficial use of each associated facility 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 main 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.

<u>Regulatory Conditions</u>

21 Prior to the first beneficial use of thereby approved new school building, the proposed zebra crossings within the application site shall be fully implemented on site including dropped kerbs and tactiles, as detailed on the Proposed Site Block Plan (26CC04-ARC-30-ZZ-D-A-100101 P5) and shall be 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 Demolition and construction works shall not take place outside the hours of 08:00 to 18:00 Monday to Friday, 08:00 to 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.

23 The use of the hereby approved school shall not be carried out outside the hours of 07:30 to 21:00 Mondays to Fridays and shall not take place on Saturdays, Sundays and 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.

24 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.

25 All demolition and construction works on site shall be undertaken in full accordance with the Morgan Sindall Construction Environmental Management Plan - July 2025 and as may be amended by the requirements of any condition of this permission.

Reason:
In the in interest of neighbouring properties and highway and pedestrian safety and to ensure compliance with Policy EN8 and TR2 of the Neath Port Talbot Local Development Plan.

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

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.

27 If at any time the Sports Pitch and MUGA shown in plan ref 26CC04-ARC-30-ZZ-D-A-100101 Revision P5 are to be used for non-school uses (i.e community use) and outside 0800 - 1800 hours Mondays - Fridays, 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 used, 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.

28 Prior to the first beneficial use of the hereby approved school building the tactile paving a shown on drawing - Proposed Site Block Plan 26CC04-ARC-30-ZZ-D-A-100101 Rev P5, shall be fully implemented on site and tactile paving shall also be implemented to both sides of the junction of Marine Close with Marine Drive and shall be retained as such thereafter.

Reason:
In the interests of pedestrian and highway safety and to accord with the requirements of policy TR2 of the Neath Port Talbot Local Development Plan.

Informatives:

1 Pollution Prevention Construction and demolition 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 during the construction phase. You should take any precaution to prevent contamination of surface water drains and local watercourses. All works at the site must be carried out in accordance with GPP5, 'Works and maintenance in or near water' andPPG6, 'Working at construction and demolition sites' which is available on the following website: http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelinesppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/Waste on Site The treatment and disposal of contaminated soils and groundwater is regulated by waste legislation and requires an environmental permit. Excavated materials that are recovered via a treatment operation can be re-used on-site under the CL:AIRE Definition of Waste: Development Industry Code of Practice. This voluntary Code of Practice provides a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste. Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, Natural Resources Wales should be contacted for advice at an early stage to avoid any delays.

2 We note that the information submitted in support of the above application ('Bat Survey -Ysgol Gynradd Gymraeg (YGG) Rhosafan, Marine Drive, Port Talbot, SA12 7NN' by Ecological Services Ltd, dated October 2024, version: V2.0) has identified that bats are present at the application site. From the information submitted, we consider that the proposed development represents a lower risk for bats, as defined in our guidance document 'Natural Resources Wales Approach to Bats and Planning (2015)'. Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Where bats are present and a development proposal is likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three tests set out in the Regulations (Please also refer to Paragraph 6.3.7 of Technical Advice Note 5: Nature Conservation and Planning). Please note, for the purposes of providing advice at the planning application stage, our comments are limited to the test relating to "demonstration of no detriment to the maintenance of the favourable conservation status of European protected species". As this is a lower risk case for bats, we consider that the development is not likely to be detrimental to the maintenance of the

population of the species concerned at a favourable conservation status in its natural range. We recommend that you discuss the need to secure any avoidance or mitigation measures with your internal ecological advisor. We advise that the works are carried out under licence. We refer you to the Chief Planning Officer's letter dated 1 March 2018 which advises Local Planning Authorities to attach an informative regarding licence requirements to all consents and notices where European Protected Species are likely to be present on site. Please note, any changes to plans between planning consent and the licence application may affect the outcome of a licence application.

3 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. 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. 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.

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, SP22, SC2, BE1, TR2, EN6, EN7, WL1, EN8 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: 6 August 2025

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 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.

(6) Welsh Water Dwr Cymru advise that the planning permission herby 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 recommend 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, Email: 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 see endnote i	Within 12 weeks
(3) Minor Commercial Appeal see endnote i	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 5th 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.

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 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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[i] 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.