

OFFICER REPORT

Application Number: P2026/0488

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

Proposal: Details to be agreed in association of the condition 18
(external materials) of application P2025/0314 granted on
06/08/2025.

Applicant: NPTCBC

Agent: Mr Liam Griffiths-Downing

Ward: Sandfields West

Application Type: Discharge of Conditions

Valid Date: 27th July 2026

Statutory Expiry Date: 20th September 2026

Ext. of Time / PPA date:

Publicity Expiry Date: 27th July 2026

RECOMMENDATION - Approved

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

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

	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: -

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.

BRIEF DESCRIPTION OF SUBMITTED DETAILS

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

The applicants have submitted a copy of the location plan for the site together with a document that set out the proposed schedule of materials ref 26CC04-ARC-10-XX-T-A-000010 Dated July 2026.

ASSESSMENT

The proposed schedule of materials specifies the following materials to be used in the construction of the approved school buildings:

- Bricks: Green Glazed Brick – NP Taylor – GB2007.
- Bricks: Ibstock Aldright Himley Ash Grey.
- Bricks: Ibstock Ivanhoe Cream original
- Remix Dry Mortar in Cream.
- Cladding: Vertical European Larch Cladding.
- Cladding: Green Castellated Cladding Figura* 25/75 SR.
- Metal Cladding: Euroclad Elite Plus 54 (Opus 200 Planks) Green (RAL6021).
- Metal Cladding: Euroclad Elite Plus 54 (Opus 200 Planks) Grey (RAL7035)
- Metal Cladding: Euroclad Elite Plus 54 (Opus 200 Planks) Salmon Pink (RAL3022).
- Metal Roof: Euroclad Elite 9 Roof System Green (RAL6021).
- Metal Roof: Euroclad Elite 9 Roof System Grey (RAL7035)
- Metal Roof: Euroclad Elite 9 Roof System Salmon Pink (RAL3022).
- Metal Roof: Euroclad Trapezoidal 32-1000 Grey (RAL7035).
- Green Roof: Axter Extensive Living Roof.

The submitted document details how these materials will be used both alone and together within the construction of the replacement school buildings. It is considered that the proposed materials would create an attractive building that would form a hub or focus for the local community in which it would be located. It is therefore considered that the submitted material would have no adverse impact upon the character or appearance of the surrounding area and would satisfy the requirements of condition 18.

CONCLUSION

The submitted details would have no harmful impact upon the visual amenity of the surrounding area and would comply with the requirements of condition 18. As such the submitted details should be agreed.

CHECKLIST

• 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	☐
• Once approved, has the revised ‘Living Decision Notice’ been uploaded onto the Online Register (and previous versions superseded)	☐

RECOMMENDATION

Approved

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

Case Officer	Nicola Lake
Telephone No.	01639 686737
Date of Recommendation	29th July 2026