

PRIFFYRDD

HIGHWAYS

NOSC 2026 Rhif *

NWSI 2026 No. *

DEDDF CYNLLUNIO GWLAD A THREF 1990

TOWN AND COUNTRY PLANNING ACT 1990

**GORCHYMYN CAU PRIFFYRDD (IARD
BURROWS, AFAN WAY, ABERAFAN, PORT
TALBOT SA12 6LL) 202-**

**THE STOPPING UP OF HIGHWAYS
(BURROWS YARD, AFAN WAY, ABERAVON,
PORT TALBOT SA12 6LL) ORDER 202-**

Gwnaed ***** 2026

Made ***** 2026

Yn dod i rym ***** 2026

Coming into force *****2026

Mae Gweinidogion Cymru, drwy arfer eu pwerau o dan adran 247 o Ddeddf Cynllunio Gwlad a Thref 1990(1), yn gwneud y Gorchymyn hwn.

The Welsh Ministers, in exercise of their powers under section 247 of the Town and Country Planning Act 1990(1), make this Order.

Enwi a chychwyn

Title and commencement

1. Enw'r Gorchymyn hwn yw Gorchymyn Cau Priffyrdd (Iard Burrows, Afan Way, Aberafan, Port Talbot SA12 6LL) 202- a daw i rym ar ***** 2026.

1. The title of this Order is the Stopping Up of Highways (Burrows Yard, Afan Way, Aberavon, Port Talbot SA12 6LL) Order 202- and it comes into force on ***** 2026.

Dehongli

Interpretation

2. Yn y Gorchymyn hwn—

2. In this Order—

ystyr “y Cyngor” (“*the Council*”) yw Cyngor Bwrdeistref Sirol Castell-nedd Port Talbot;

“the Council” (“*y Cyngor*”) means Neath Port Talbot County Borough Council;

ystyr “y datblygwr” (“*the developer*”) yw'r person sy'n gwneud y datblygiad y mae'r caniatâd cynllunio wedi ei roi ar ei gyfer;

“the deposited plan” (“*y plan a adnewwyd*”) means the plan entitled “The Stopping Up of Highways (Burrows Yard, Afan Way, Aberavon, Port Talbot SA12 6LL) Order 202-” with reference qA2369551 which accompanies this Order;

ystyr “Deddf 1990” (“*the 1990 Act*”) yw Deddf Cynllunio Gwlad a Thref 1990; ac

“the developer” (“*y datblygwr*”) means the person carrying out the development for which the planning permission has been granted; and

ystyr “y plan a adnewwyd” (“*the deposited plan*”) yw'r plan o'r enw “Gorchymyn Cau Priffyrdd (Iard Burrows, Afan Way, Aberafan, Port Talbot SA12 6LL) 202-” o dan y cyfeirnod qA2369551 sy'n dod gyda'r Gorchymyn hwn.

“the 1990 Act” (“*Deddf 1990*”) means the Town and Country Planning Act 1990.

(1) 1990 p. 8; diwygiwyd adran 247 gan adran 20(4) o Ddeddf Llywodraeth Leol (Cymru) 1994 (p. 19) a pharagraff 24 o Atodlen 6 iddi. Yn rhinwedd O.S. 1999/672, ac adran 162 o Ddeddf Llywodraeth Cymru 2006 (p. 32), a pharagraff 30 o Atodlen 11 iddi, mae'r swyddogaethau hyn yn arferadwy bellach gan Weinidogion Cymru o ran Cymru.

(1) 1990 c. 8; section 247 was amended by section 20(4) of, and paragraph 24 of Schedule 6 to, the Local Government (Wales) Act 1994 (c.19). By virtue of S.I. 1999/672, and section 162 of, and paragraph 30 of Schedule 11 to, the Government of Wales Act 2006 (c. 32), these functions are now exercisable by the Welsh Ministers in relation to Wales.

Cau Priffordd

3. Yn ddarostyngedig i erthyglau 4, 5 a 6 o'r Gorchymyn hwn, mae Gweinidogion Cymru yn awdurdodi cau'r darnau o briffordd a ddisgrifir yn Atodlen 1 i'r Gorchymyn hwn. Mae Gweinidogion Cymru wedi eu bodloni bod angen cau'r briffordd er mwyn gwneud y datblygiad yn unol â'r caniatâd cynllunio a roddwyd o dan Ran 3 o Ddeddf 1990 gan y Cyngor ar 18 Mehefin 2024 o dan y cyfeirnod P2024/0339 ac a ddisgrifir yn Atodlen 4 i'r Gorchymyn hwn.

Priffyrdd Newydd

4. Rhaid creu, er boddhad rhesymol y Cyngor, y darnau newydd o briffyrdd a ddisgrifir yn Atodlen 2 i'r Gorchymyn hwn, sy'n briffyrdd i'w cynnal ar draul y pwrs cyhoeddus at ddibenion Deddf Priffyrdd 1980(1). Y Cyngor fydd yr awdurdod priffyrdd sy'n gyfrifol amdanynt.

Priffyrdd y Gwneir Gwelliannau Iddynt

5. Rhaid gwneud gwelliannau, er boddhad rhesymol y Cyngor, i'r darnau o briffyrdd a ddisgrifir yn Atodlen 3 i'r Gorchymyn hwn, sy'n briffyrdd i'w cynnal ar draul y pwrs cyhoeddus at ddibenion Deddf Priffyrdd 1980. Y Cyngor fydd yr awdurdod priffyrdd sy'n gyfrifol amdanynt.

Y Darpariaethau sy'n Angenrheidiol neu'n Hwylus cyn Cau Priffordd

6. Ni chaniateir cau'r darnau o briffordd a ddisgrifir yn Atodlen 1 i'r Gorchymyn hwn—

- hyd nes y bydd y datblygwr wedi darparu, er boddhad rhesymol y Cyngor, blaniau sy'n dangos sut y mae'r darnau o briffordd i'w cau;
- hyd nes y bydd y datblygwr wedi darparu'r darnau newydd o briffyrdd a ddisgrifir yn Atodlen 2 i'r Gorchymyn hwn er boddhad rhesymol y Cyngor;
- hyd nes y bydd y datblygwr wedi gwella'r darnau o briffyrdd a ddisgrifir yn Atodlen 3 i'r Gorchymyn hwn er boddhad rhesymol y Cyngor;
- hyd nes y bydd y datblygiad a ddisgrifir yn Atodlen 4 i'r Gorchymyn hwn wedi ei ddechrau a bod y datblygwr wedi hysbysu'r Cyngor yn ysgrifenedig ei bod yn angenrheidiol cau'r darnau o briffordd er mwyn i'r datblygiad fynd rhagddo; ac

Stopping Up

3. Subject to articles 4, 5 and 6 of this Order the Welsh Ministers authorise the stopping up of the lengths of highway described in Schedule 1 to this Order. The Welsh Ministers are satisfied that the stopping up is necessary to enable development to be carried out in accordance with planning permission granted under Part 3 of the 1990 Act by the Council on 18 June 2024 with reference P2024/0339 and described in Schedule 4 to this Order.

New Highways

4. There must be created, to the reasonable satisfaction of the Council, the new lengths of highways described in Schedule 2 to this Order, which are highways maintainable at the public expense for the purposes of the Highways Act 1980(1) and the Council is to be the highway authority responsible for these.

Improved Highways

5. There must be improvements made, to the reasonable satisfaction of the Council, to the lengths of highways described in Schedule 3 to this Order, which are highways maintainable at the public expense for the purposes of the Highways Act 1980 and the Council is to be the highway authority responsible for them.

Provisions Necessary or Expedient before Stopping Up

6. The lengths of highway described in Schedule 1 to this Order must not be stopped up until—

- the developer has provided, to the reasonable satisfaction of the Council, plans showing how the lengths of highway are to be stopped up;
- the developer has provided the new lengths of highways described in Schedule 2 to this Order to the reasonable satisfaction of the Council;
- the developer has improved the lengths of highways described in Schedule 3 to this Order to the reasonable satisfaction of the Council;
- the development described in Schedule 4 to this Order has commenced and the developer has informed the Council in writing of the necessity to stop up the lengths of highway to allow the development to proceed; and

(1) 1980 p. 66.

(1) 1980 c. 66.

- (e) hyd nes y bydd y Cyngor wedi ysgrifennu at y datblygwr i gadarnhau bod paragraffau (a), (b), (c) a (d) wedi eu bodloni.

- (e) the Council has confirmed in writing to the developer that paragraphs (a), (b), (c) and (d) are satisfied.

Ymgwymerwyr Statudol a Darparwyr

7. Pan fo gan ymgwymerwyr statudol gyfarpar o dan y briffordd, ynnddi, arni, drosti, ar ei hyd neu ar ei thraws yn union cyn dyddiad cau'r darnau o briffordd, bydd gan yr ymgwymerwyr yr un hawliau mewn cysylltiad â'r cyfarpar ag a oedd ganddynt cyn cau'r briffordd.

Statutory Undertakers and Providers

7. Where immediately before the date on which the lengths of highway are stopped up, there is apparatus under, in, on, over, along or across the highway belonging to statutory undertakers, the undertakers shall continue to have the same rights in respect of the apparatus as they had before the stopping up.

Llofnodwyd ar ran Ysgrifennydd y Cabinet dros Drafnidiaeth a Gogledd Cymru, un o Weinidogion Cymru.

Signed on behalf of the Cabinet Secretary Transport and North Wales, one of the Welsh Ministers.

Dyddiedig

***** 202-

Dated

***** 202-

Nicci Hunter
Arweinydd y Tîm Busnes
Llywodraeth Cymru

Nicci Hunter
Business Team Leader
Welsh Government

ATODLEN 1

Y darnau o briffordd sydd i'w cau

1. Darn afreolaidd ei siâp o briffordd a leolir ar Water Street, Aberafan, Port Talbot SA12 6LL, gyda chyfanswm arwynebedd yn mesur 66 o fetrau sgwâr, wedi ei farcio â llinellau sebra a'i labelu'n "A" ar y plan a adnewwyd.
2. Darn afreolaidd ei siâp o briffordd a leolir ar Water Street, Aberafan, Port Talbot SA12 6LL, gyda chyfanswm arwynebedd yn mesur 27.5 o fetrau sgwâr, wedi ei farcio â llinellau sebra a'i labelu'n "B" ar y plan a adnewwyd.

SCHEDULE 1

Lengths of highway to be stopped up

1. An irregular shaped length of highway located on Water Street, Aberavon, Port Talbot SA12 6LL, with a total area measuring 66 square metres, marked with zebra hatching and labelled "A" on the deposited plan.
2. An irregular shaped length of highway located on the Water Street, Aberavon, Port Talbot SA12 6LL, with a total area measuring 27.5 square metres, marked with zebra hatching and labelled "B" on the deposited plan.

ATODLEN 2

Y darnau newydd o briffordd sydd i'w darparu

1. Darn afreolaidd ei siâp o briffordd a leolir ar Water Street, Aberafan, Port Talbot SA12 6LL, sy'n gyfagos i'r ochr fwyaf gogleddol o'r ardal a labelir yn "A" ac sy'n dechrau oddi yno, sy'n rhedeg i gyfeiriad y gogledd-orllewin i ddod i ben ger ei chyffordd ag Isaac's Place, sy'n mesur 75.5 o fetrau sgwâr, wedi ei farcio â dotwaith a'i labelu'n "C" ar y plan a adnewwyd.
2. Darn petryalog ei siâp o briffordd a leolir ar Water

SCHEDULE 2

New lengths of highways to be provided

1. An irregular shaped length of highway located on Water Street, Aberavon, Port Talbot SA12 6LL, adjacent to and starting from the most northern side of the area labelled "A", running in a north-westerly direction to end near its junction with Isaac's Place, measuring 75.5 square metres, marked with stipple and labelled "C" on the deposited plan.
2. A rectangular shaped length of highway located on Water Street, Aberavon, Port Talbot SA12 6LL,

Street, Aberafan, Port Talbot SA12 6LL, gyda'i ochr hiraf yn mesur 51 o fetrau a'i ochr letaf yn mesur 1.4 metr, wedi ei farcio â dotwaith a'i labelu'n "D" ar y plan a adnewwyd.

3. Darn petryalog ei siâp o briffordd a leolir ar Water Street, Aberafan, Port Talbot SA12 6LL, gyda'i ochr hiraf yn mesur 40 metr a'i ochr letaf yn mesur 1.4 metr, wedi ei farcio â dotwaith a'i labelu'n "E" ar y plan a adnewwyd.

4. Darn afreolaidd ei siâp o briffordd a leolir ar Afan Way, Aberafan, Port Talbot SA12 6LL, gyda'i ochr hiraf yn mesur 65.4 o fetrau, a'i ochr letaf yn mesur 10.6 metr, wedi ei farcio â dotwaith a'i labelu'n "F" ar y plan a adnewwyd.

ATODLEN 3

Y darnau o briffyrdd sydd i'w gwella

Gwaith o osod wyneb newydd ar y cerbytyffyrdd a'r troedffyrdd presennol ar Afan Way a Water Street, Aberafan, Port Talbot SA12 6LL, gan ddechrau o ochr ddeheuol ffin y safle ar Afan Way, ymestyn i gyfeiriad y gogledd-ddwyrain tuag at ei chyffordd â Water Street, yna i gyfeiriad y gogledd wrth y gyffordd a pharhau i mewn i Water Street, gan orffen ar ochr ogledd-orllewinol yr ardal wedi ei labelu'n "A" ac wedi ei marcio â chroeslinellau ar y plan a adnewwyd, gyda chyfanswm arwynebedd yn mesur 2068 o fetrau sgwâr.

ATODLEN 4

Y Datblygiad

Datblygiad defnydd cymysg sy'n cynnwys siop fwyd (dosbarth defnydd A1) a siop goffi ar wahân gyda chyfleuster gyrru drwodd (dosbarth defnydd A3) ynghyd â mynediad cysylltiedig i Afan Way a Water Street, Aberafan, Port Talbot SA12 6LL, maes parcio a gwasanaethu, goleuadau allanol, tirlunio, draenio, a gwaith safle cysylltiedig arall.

with its longest side measuring 51 metres, its widest side measuring 1.4 metres, marked with stipple and labelled "D" on the deposited plan.

3. A rectangular shaped length of highway located on Water Street, Aberavon, Port Talbot SA12 6LL, with its longest side measuring 40 metres, its widest side measuring 1.4 metres, marked with stipple and labelled "E" on the deposited plan.

4. An irregular shaped length of highway located on Afan Way, Aberavon, Port Talbot SA12 6LL, with its longest side measuring 65.4 metres, its widest side measuring 10.6 metres, marked with stipple and labelled "F" on the deposited plan.

SCHEDULE 3

Lengths of highways to be improved

Resurfacing works of the existing carriageways and footways on Afan Way and Water Street, Aberavon, Port Talbot SA12 6LL, starting from the southern side of the site boundary on Afan Way, extending in a north-easterly direction towards its junction with Water Street, then in a northerly direction at the junction and continuing into Water Street, finishing in the north-western side of the area labelled "A" and marked with cross hatching on the deposited plan, with a total area measuring 2068 square metres.

SCHEDULE 4

The Development

Mixed use development comprising of a food store (use class A1) and a separate coffee shop with drive through facility (use class A3) together with associated access onto Afan Way and Water Street, Aberavon, Port Talbot SA12 6LL, car parking and servicing, external lighting, landscaping, drainage, and other associated site works.