

## DEDDF CYNLLUNIO GWLAD A THREF 1990

### HYSBYSIAD O ORCHYMYN ARFAETHEDIG CAU PRIFFYRDD (IARD BURROWS, AFAN WAY, ABERAFAN, PORT TALBOT SA12 6LL) 202-

Mae Gweinidogion Cymru yn bwriadu gwneud Gorchymyn o dan adran 247 o Ddeddf Cynllunio Gwlad a Thref 1990 (“Deddf 1990”) i awdurdodi cau’r darnau o briffordd a ddisgrifir yn Atodlen 1 i’r Hysbysiad hwn, i ddarparu’r darnau newydd o briffyrdd a ddisgrifir yn Atodlen 2 i’r Hysbysiad hwn ac i wella darnau o’r priffyrdd a ddisgrifir yn Atodlen 3 i’r Hysbysiad hwn. Mae Gweinidogion Cymru wedi eu bodloni bod angen cau’r briffordd. Nid awdurdodir cau’r briffordd ond er mwyn gwneud y datblygiad yn unol â’r caniatâd cynllunio a roddwyd o dan Ran 3 o Ddeddf 1990 gan Gyngor Bwrdeistref Sirol Castell-nedd Port Talbot ar 18 Mehefin 2024 o dan y cyfeirnod P2024/0339, ac a ddisgrifir yn Atodlen 4 i’r Hysbysiad hwn.

Bydd Gorchymyn Cau Priffyrdd (Iard Burrows, Afan Way, Aberafan, Port Talbot SA12 6LL) 202- (“y Gorchymyn”), os caiff ei wneud, yn peidio â chael effaith os daw’r caniatâd cynllunio mewn cysylltiad â’r datblygiad i ben neu os caiff ei ddirymu.

Mae’r Gorchymyn yn gwneud darpariaeth ar gyfer cadw hawliau ymgymerwyr statudol ar gyfer unrhyw gyfarpar o dan y priffyrdd, ynddynt, arnynt, drostynt, ar eu hyd neu ar eu traws.

Yn ystod yr 28 o ddiwrnodau o 8 Mai 2026 ymlaen, gellir edrych ar gopiâu o’r Gorchymyn drafft a’r plan a adneuwyd yn rhad ac am ddim yn ystod oriau swyddfa arferol yn Llyfrgell Port Talbot, Llawr 1af, Canolfan Siopa Aberafan, Port Talbot SA13 1PB, neu gellir eu cael yn rhad ac am ddim o’r cyfeiriad isod gan ddyfynnu’r cyfeirnod qA2369551.

Rhaid anfon unrhyw wrthwynebiadau yn ysgrifenedig, gan nodi ar ba sail y’u gwneir, i: Y Gangen Orchmynion, Trafnidiaeth, Llywodraeth Cymru, Parc Cathays, Caerdydd CF10 3NQ neu drwy e-bost i [Trafnidiaeth.YGangenOrchmynion@llyw.cymru](mailto:Trafnidiaeth.YGangenOrchmynion@llyw.cymru) erbyn 4 Mehefin 2026.

Os ydych yn dymuno gwrthwynebu, cefnogi neu gyflwyno sylwadau, efallai y bydd angen i Lywodraeth Cymru ymgynghori â phersonau a sefydliadau y tu allan i Lywodraeth Cymru. Fel rhan o’r broses ymgynghori, bydd yr wybodaeth yr ydych wedi ei rhoi a’ch data personol yn cael eu trosglwyddo i’r ceisydd/datblygwr ac, os oes angen, i’r awdurdod priffyrdd lleol i’w galluogi hwy i ymateb i chi. Ni

## TOWN AND COUNTRY PLANNING ACT 1990

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

The Welsh Ministers propose to make an Order under section 247 of the Town and Country Planning Act 1990 (“the 1990 Act”) to authorise the stopping up of the lengths of highway described in Schedule 1 to this Notice, to provide the new lengths of highways described in Schedule 2 to this Notice and to improve the lengths of highways described in Schedule 3 to this Notice. The Welsh Ministers are satisfied that the stopping up is necessary, and it will be authorised only in order to enable the development to be carried out in accordance with planning permission granted under Part 3 of the 1990 Act by Neath Port Talbot County Borough Council on 18 June 2024 with reference P2024/0339, and described in Schedule 4 to this Notice.

The Stopping Up of Highways (Burrows Yard, Afan Way, Aberavon, Port Talbot SA12 6LL) Order 202- (“the Order”), if made, will cease to have effect if planning permission in respect of the development expires or is revoked.

The Order makes provision for the preservation of rights of statutory undertakers for any apparatus under, in, on, over, along or across the highways.

During 28 days from 8 May 2026 copies of the draft Order and the deposited plan may be inspected free of charge during normal office hours at Port Talbot Library, 1st floor, Aberafan Shopping Centre, Port Talbot SA13 1PB, or may be obtained free of charge from the address below quoting reference qA2369551.

Objections, specifying the grounds on which they are made, must be sent in writing to Orders Branch, Transport, Welsh Government, Cathays Park, Cardiff CF10 3NQ or by email to [TransportOrdersBranch@gov.wales](mailto:TransportOrdersBranch@gov.wales) by 4 June 2026.

Should you wish to object, support or make representations, the Welsh Government may need to consult with persons and organisations outside the Welsh Government. As part of the consultation process, the information you have provided and your personal data will be passed to the applicant/developer and, if necessary, to the local highway authority to enable them to respond to you. We will, however, only disclose your personal details where it is necessary to do so to address the issues raised. Where

fyddwn, fodd bynnag, yn datgelu eich manylion personol ond pan fo hynny'n angenrheidiol er mwyn ymdrin â'r materion a godwyd. Pan na fo gwrthwynebiadau yn gallu cael eu datrys a phan fo'r Gorchymyn yn dod yn destun Ymchwiliad Cyhoeddus ("YC"), caiff pob gohebiaeth ei chopïo i Arolygydd yr YC ac fe'i cedwir yn y Llyfrgell YC lle y bydd ar gael i'r cyhoedd.

Os nad ydych yn dymuno i ddata personol gael eu hanfon ymlaen at drydydd parti, dylech nodi pam pan fyddwch yn cyflwyno eich gohebiaeth a bydd Gweinidogion Cymru yn copïo'r sylwadau i'r trydydd parti priodol gyda'r enw a'r cyfeiriad wedi eu dileu. Os bydd YC yn cael ei gynnal, bydd yr Arolygydd yn gweld y sylwadau ond efallai y bydd yn rhoi llai o sylw iddynt o ganlyniad i hyn.

Gellir gweld copi o'r Gorchymyn a'r Hysbysiad ar wefan [Llywodraeth Cymru](https://llyw.cymru/gorchymynion-cau) ar <https://llyw.cymru/gorchymynion-cau>.

**Gellir cael copi print bras o'r Hysbysiad hwn oddi wrth: Y Gangen Orchmynion, Trafnidiaeth, Llywodraeth Cymru, Parc Cathays, Caerdydd CF10 3NQ neu drwy ofyn amdano oddi wrth: [Trafnidiaeth.YGangenOrchmynion@llyw.cymru](mailto:Trafnidiaeth.YGangenOrchmynion@llyw.cymru).**

**C WYNN**  
Trafnidiaeth  
Llywodraeth Cymru

#### **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 adneuwyd.
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 adneuwyd.

objections cannot be resolved and the Order becomes subject to a Public Inquiry ("PI"), all correspondence is copied to the Inspector of the PI and is available in the PI library when it becomes publicly available.

If you do not wish personal data to be forwarded to third parties, you should state why when submitting your correspondence and the Welsh Ministers will copy the representations to the appropriate third parties with the name and address removed and if there is to be a PI, the representations will be seen by the Inspector who may give them less weight as a result.

A copy of the Order and Notice can be viewed on the Welsh Government's website at <https://gov.wales/stopping-orders>.

**A copy of this Notice in larger print can be obtained from Orders Branch, Transport, Welsh Government, Cathays Park, Cardiff CF10 3NQ or by requesting it from [TransportOrdersBranch@gov.wales](mailto:TransportOrdersBranch@gov.wales).**

**C WYNN**  
Transport  
Welsh Government

#### **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 briffyrdd 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 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 cerbyttffyrdd 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.

## 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, 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 northernly 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.