

Date/Dyddiad: 2 July 2024

Ask for/Gofynwch am: Rhys Griffiths

Telephone/Rhif ffon: 07841 804211

Your Ref/Eich Cyf:

My Ref/Cyf: P/BC/2024/0321/BR/

e-mail/bost: BuildingControl@valeofglamorgan.gov.uk

The Vale of Glamorgan Council
Dock Office, Barry Docks, Barry CF63 4RT
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Huw Davies VOGC
Civic Offices
Holton Road
Barry
CF63 4RU

Dear Sir,

**Building Regulations 2010 : Regulation 14
Full Plans Application
St. Athan Primary School, Rock Road, St. Athan. CF62 4PG
Proposed internal works to create secure lobby area**

Under the Building Regulations 2010 your application for the above mentioned proposed works has been approved.

Please be advised that the Vale of Glamorgan Council can issue (upon satisfactory completion of building work) a completion certificate. Possession of such a certificate is essential, especially when selling your property at a future date. It also ensures your builder's obligation to comply with the requirements of the Building Regulations.

It is vitally important that before you finalise transactions with your builder, you ensure that the Building Control Officer carries out the final inspection and is satisfied that all relevant inspections have been undertaken.

PLEASE NOTE:

Some forms of building work could invoke proceedings under The Party Wall etc. Act, 1996. If you are uncertain of your position you are advised to consult a surveyor.

Yours faithfully,

Rhys Griffiths

Rhys Griffiths
for Operational Manager, Development Management

THE VALE OF GLAMORGAN COUNCIL

Building Act 1984
Building Regulations 2010

FULL PLANS APPROVAL NOTICE

Agent:
Huw Davies VOGC
Civic Offices
Holton Road
Barry
CF63 4RU

Applicant:
Louise Davies VOGC
St. Athan Primary School
Rock Road
St. Athan
CF62 4PG

Details of work: Proposed internal works to create secure lobby area

Location: St. Athan Primary School, Rock Road, St. Athan. CF62 4PG

The plans received on 26 June 2024 in respect to the above work have been examined and passed by the Authority as complying with the Building Regulations subject to the following condition(s):

Regulation 13

1. Provide commissioning certificates for the electrical modifications.

Part B

Purpose Group – School – Assembly & Rec

Fire resistance – 60 minutes

Travel distances 18/45m

2. The plans have been forwarded for consideration by the Chief Fire officer and I will inform you as quickly as possible of any revisions and/or additional information that may be required.
3. Confirm current fire strategy for the building and how the front exit door is used in relation to means of escape. Confirm that new smaller exit door does not reduce the number of people escaping from the building.
4. If new reception is on fire escape route then the fire load needs to be limited in this area.
5. Confirm if any door entry equipment is proposed, meets the fire escape criteria for the building
6. Confirm details for firestopping of any ductwork passing through the new wall
7. Please confirm the new wall is non-loadbearing.

8. Specify the finishes of the surfaces of the walls and ceilings regarding the surface spread of flame classification.
9. The elements of structure require to be protected to achieve a minimum one-hour fire resistance.
10. The wall is to be 30 minutes fire resistance and taken to the underside of the floor deck and fire stopped.
11. Confirm existing of the AFD, exit signage, and emergency lighting design and how this is to be extending into this area.
12. Confirm details of sprinkler protection to this area

This approval is only for the purposes of the requirements of the Building Regulations and Sections 19, 21, 23(3), 24 and 25 of the Building Act, 1984. It is not an approval under the Town and Country Planning Acts, an approval for improvement grant purposes or for any other statutory provision.

Under the requirements of the Building Regulations the home owner or person carrying out the work to which the building regulations relate is required to notify the Authority at certain stages during the execution of the work. This can be done by calling 01446 704609 or emailing buildingcontrol@valeofglamorgan.gov.uk

If work is not commenced within three years of submitting the plans the Authority may declare that the deposit of plans is of no effect under the provisions of the Building Act 1984, Section 32.

Following the first inspection of building works, a fee of £0.00 will be payable to the Council under the Building (Local Authority Charges) Regulations 2010. Payments can be made via the telephone or online at [Vale of Glamorgan Council - Main Menu \(e-paycapita.com\)](http://Vale of Glamorgan Council - Main Menu (e-paycapita.com))

PLEASE NOTE:

Some forms of building work could invoke proceedings under The Party Wall etc. Act, 1996. If you are uncertain of your position you are advised to consult a surveyor.

Electrical Work

All works must be undertaken by a contractor registered under the 'Competent Person Scheme' (which is a firm that has been adjudged to be sufficiently competent to self certify that its work complies with Building Regulations).

Welsh Water

Please note that it is the homeowner's responsibility to ensure that any proposed works within their curtilage do not conflict with any underground services. For Sewers or Watermains that may be present and affected by your proposals, you are advised to contact Dwr Cymru Welsh Water. Please be aware it's the owner's responsibility to ensure the necessary permissions are in place. For any further advice please contact them direct.

For Example: Any works within 3m of a Welsh water sewer, any new connections or additional flow will require their consent.

Fire Suppression

When Regulation 37A of the Building Regulations applies to your project and a fire suppression system has been installed, it is your responsibility to ensure the system is maintained in accordance with the relevant British standard.

Dated: 2 July 2024

I Robinson

Ian Robinson
Head of Sustainable Development

Address for all communications:

The Vale of Glamorgan Council,
Building Control,
Dock Office,
Barry.
CF63 4RT

Telephone No. (01446) 704609

Under Statute you are obliged to adhere to the requirements of Regulation 16, as set out as attached, where applicable.

THE BUILDING REGULATIONS 2010
REGULATION 16

Notice of commencement and completion of certain stages of work

16.—(1) Subject to paragraphs (8) and (9), a person who proposes to carry out building work shall not commence that work unless—

- (a) that person has given the local authority notice of intention to commence work; and
- (b) at least two days have elapsed since the end of the day on which the notice was given.

(2) Subject to paragraph (8), a person carrying out building work shall not—

- (a) cover up any excavation for a foundation, any foundation, any damp-proof course or any concrete or other material laid over a site; or
- (b) cover up in any way any drain or sewer to which these Regulations apply, unless that person has given the local authority notice of intention to commence that work, and at least one day has elapsed since the end of the day on which the notice was given.

(3) Subject to paragraph (8), a person who has laid, haunched or covered any drain or sewer in respect of which Part H of Schedule 1 (drainage and waste disposal) imposes a requirement shall give notice to that effect to the local authority not more than five days after the completion of the work.

(4) Subject to paragraph (8), a person carrying out building work shall, not more than five days after that work has been completed, give the local authority notice to that effect.

(5) Where a building is being erected, and that building (or any part of it) is to be occupied before completion, the person carrying out that work shall give the local authority at least five days notice before the building or any part of it is occupied.

(6) A person who fails to comply with paragraphs (1) to (3) shall comply within a reasonable time with any notice given by the local authority requiring that person to cut into, lay open or pull down so much of the work as prevents them from ascertaining whether these Regulations have been complied with.

(7) If the local authority have given notice specifying the manner in which any work contravenes the requirements in these Regulations, a person who has carried out any further work to secure compliance with these Regulations shall within a reasonable time after the completion of such further work give notice to the local authority of its completion.

(8) Paragraphs (1) to (4) apply only to a person who is required by regulation 12 to give a building notice or deposit full plans.

(9) Paragraph (1) does not apply where regulation 12(8) applies.