

Neath and Port Talbot County
The Quays
Brunel Way Baglan Energy Park
NEATH
Neath
SA11 2GG

Date: 06/07/2026
Our Ref: PLA0096163
Your Ref: P2026/0410

Dear Sir/Madam

Grid Ref: SN700081 270127 208319

Site: Abernant Colliery Pontardawe, SA8 4SX

Development: Screening Opinion - for a proposed biomass gasification Combined Heat and Power (CHP) waste-to-hydrogen production facility

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

Asset Protection

This site is crossed by a 8-inch water main with the approximate position being marked on the attached statutory public watermain record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. A minimum 5 metre easement must be maintained from the watermain and no buildings, structures, storage facilities, earthworks or tree planting should be located within this easement. Please note, the distance specified for this protection zone is indicative and based on industry standard guidelines. However, the depth of the asset will need to be verified on site which may infer a greater protection zone. For completeness, we recommend the developer refer to their title deeds to confirm if there are any covenants or restrictions associated with the asset crossing the proposed development site.

Notwithstanding this, given the protection zone is located within the site boundary, it is still recommended that the developer contact our Plan and Protect team (PlanandProtect@dwrcymru.com) to carry out a survey to verify the location of the asset and establish their relationship to the proposed development.

Due to the nature of the proposed development and the anticipated water demand associated with the hydrogen production facility, we anticipate this development will require the installation of a new single water connection to serve the new premise. The provisions of Section 45 of the Water industry Act 1991

apply. We therefore rely on the Local Planning Authority to control the delivery of any required reinforcement or offsite works by way of planning condition at planning application stage.

The water supply system in the immediate vicinity has insufficient capacity to serve the development and will also cause detriment to existing customers' water supply. A hydraulic modelling assessment is required to establish the scope of any reinforcement works to be completed in advance of making the connection. As part of the formal planning consultation process, we will seek to ensure that the assessment (and any associated reinforcement works) is completed in advance of the determination of the application or controlled by way of planning condition.

Surface Water Drainage

Details of the proposed surface water drainage strategy have not been provided. The applicant should ensure that surface water is disposed of in accordance with the drainage hierarchy and agreed with the relevant approval body. Surface water and land drainage must not discharge to the public foul sewer. As of 7 January 2019, the development may be subject to Schedule 3 of the Flood and Water Management Act 2010 and may require approval from the SuDS Approval Body (SAB).

Foul Water Drainage

If the development will give rise to a new discharge (or alter an existing discharge) of trade effluent, directly or indirectly to the public sewerage system, then a Discharge Consent under Section 118 of the Water Industry Act 1991 is required from Dwr Cymru / Welsh Water. Please note that the issuing of a Discharge Consent is independent of the planning process and a consent may be refused although planning permission is granted.

Water Supply

We have reviewed the information submitted as part of this application and note that the proposal may include cooling technology known to consume significant volumes of water.

To ensure there is no adverse impact on potable water supplies in the surrounding area, we request the submission of additional information:

- A detailed description of the cooling technologies and method proposed; and
- An estimate of daily water consumption per building (in litres).

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

If you have any queries please contact the undersigned on 0800 917 2652 or via email at developer.services@dwrcymru.com



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We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
Nelson, Treharris, Mid Glamorgan CF46 6LY

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Gymraeg neu yn Saesneg

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Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

Please quote our reference number in all communications and correspondence.

Yours faithfully,

Amy Marshall
Development Planning Officer
Developer Services



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