NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

The Town and Country Planning (Development Management Procedure) (Wales) Order 2015 (as amended)

HEAD OF ENGINEERING & TRANSPORT

DRAINAGE OBSERVATIONS

PLANNING APPLICATION NO:	2/3/26/0572/00
APPLICANT:	TAI TARIAN
LOCATION:	LAND OFF PEN-Y-BRYN AND MENAI AVENUE, CROESERW, CYMMER, NEATH PORT TALBOT, SA13 3SD
PROPOSAL:	PROPOSED DEVELOPMENT COMPRISING THE CONSTRUCTION OF 25 NO. RESIDENTIAL UNITS (1 NO. 1-BEDROOM VISITABLE FLAT, 4 NO. 1-BEDROOM ACCESSIBLE AND ADOPTABLE FLAT, 3 NO. 1-BEDROOM WHEELCHAIR USER FLAT, 1 NO. 2-BEDROOM FLAT, 10 NO. 1-BEDROOM WALK-UP FLAT, 4 NO. 1-BEDROOM BUNGALOW AND 2 NO. 2-BEDROOM SEMI-DETACHED HOUSE) WITH ASSOCIATED WORKS ACROSS TWO SITES AT LAND OFF PEN-Y-BRYN AND MENAI AVENUE, CROESERW, PORT TALBOT.

The Highway Authority, in responding to the above application, provides the following substantive response:

No comment	☐
No objection (subject to any specified conditions below)	☐
Concerns have been identified (see below for how those concerns can be addressed by the applicant	☐
Objection – on the grounds set out below	☐
SAB (SAB approval is required)	☒

MY DRAINAGE OBSERVATIONS ON THIS PROPOSAL ARE AS FOLLOWS:-

SAB approval will be required prior to any work commencing. To commence work without SAB Approval is a breach of Paragraph 7 (1) Schedule 3 of the Flood and Water Management Act 2010 whereby legal action will be taken by the Authority under The Sustainable Drainage (Enforcement) (Wales) Order 2018. Guidance and applications can be found on www.npt.gov.uk/sab

NOTES TO APPLICANT

Please note that from 7th January 2019, all new developments of more than 1 house, or where a construction area is of 100m^2 or more, plus if the SAB authority believe that any redevelopment of land has significant surface water drainage implications. This will require sustainable drainage - built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers - to manage on-site surface water. More information is available in Schedule 3 of the Flood & Water Management Act 2010.

These systems must be approved by the Council's SAB & Highway Development Control Section **before construction work begins.** In this respect it is essential that a developer of any such project gain SAB approval of its surface water drainage alongside any relevant planning permission. **You will not be allowed to start construction until both permissions have been approved.**

If you have not done so already, and your development would not fall into any of the relevant exceptions, you are therefore strongly encouraged to request further advice from the SAB. Involving the SAB Officers in pre-application discussions will allow for SuDS drainage matters (to ensure suitability of proposed SuDs design in line with national standards and adequate site layout) to be considered alongside the assessment of planning merits. There is an additional charge of £250 for this service. This can be as part of any agreed further pre-application submissions with the Planning Authority (recommended) or independently/ direct with the SAB. You are advised, however, that failing to engage in joint pre-application discussions has the potential to lead to delays and, most notably, the potential need to obtain further planning permission should any agreed SuDS design not be compliant with any relevant planning permission. Further details are available at www.npt.gov.uk/sab

N. Waters

SIGNED: …… DATE: 28/09/2026

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