

Robert Bowen Planning and Development Ltd

Our ref:

Your ref:

Date: 28/08/2026

Mr. C Morris
Head of Planning Services
Neath Port Talbot Council
The Quays
Brunel Way
Neath
SA11 2GG

RE: Retention and completion of Portable Concrete manufacturing plant

Derwen Plant, Neath Abbey Wharf, Neath Abbey, Skewen, Neath SA10 6BL

Dear Sir,

I write with reference to consultation replies from the Highway Authority, LLFA and NRW. For ease of reference I have set out the matters below together with my reply.

Additional / Revised Documents/ Plans

	Plans and Documents
1	Planning & Transport Statement <i>September 2026 Rev A</i> - RB Planning
2	Site Plan 1165- 000 – B (Rev C)
3	Swept Path 16 Tonne - 1165 - 000- C (Rev B)
4	Swept Path 44 Tonne 1165 - 000- D (Rev B)
5	Parking Layout Proposed 1165 - 000- E (Rev B)
6	Drainage Layout 1165 - 000- F (Rev A)
7	Parking Layout Existing 1165 - 000- G (Rev A)
8	Pedestrian/safety Signage 1165 - 000- H
9	Drainage Strategy 11165DS – TEPL Ltd (<i>Previous drainage statements to be superseded</i>)

PHONE

MOB PHONE

EMAIL

Highways

The submitted Transport Statement provides only limited information regarding baseline traffic movements against which the proposed 20 two-way vehicle movements per day can be assessed. In addition, the document does not include any assessment of peak period traffic conditions (AM and PM). **See revised Planning & Transport Statement August 2026 Rev A**

Whilst a detailed TRICS-based assessment or full junction capacity modelling is not considered necessary in this instance, the Highway Authority would expect the submission of this basic information in order to adequately understand the likely impact of the development on the local highway network. **See revised Planning & Transport Statement August 2026 Rev A**

The proposed parking arrangement has been submitted however further information needs to be submitted showing the existing parking arrangement to compare and the amount of people parking in the spaces currently compared to the additional trips and 1 extra person associated to the portable concrete manufacturing plant. **See Plan 1165 - 000- G (Rev A)**

The site will be accessible to the general public; therefore, the layout must ensure safe movement for pedestrians and vehicles. Clear signage should be provided, and pedestrian walkways must be distinctly marked and separated from operational areas and plant equipment. **See Plan 1165 - 000- H**

Drainage Statement

The extent of the impermeable area has not been confirmed. **See revised drainage statement**

Please provide a plan view showing the existing drainage layout, including the central holding tank and all associated drainage infrastructure. **See revised drainage statement**

Details of the maintenance regime have not been provided. **See revised drainage statement. Maintenance will be a matter for the SAB Authority**

Flood Consequence Assessment (FCA)

1. An assessment of the flood storage lost as a result of the development is required.- **The submitted FCA indicates that the site is above the flood zone and this has been confirmed by NRW in two consultation replies.**

2. The FCA does not quantify flood depths or include modelling for a 1:100-year

The submitted FCA indicates that the site is above the flood zone and this has been confirmed by NRW in two consultation replies.

"Given the scale and nature of the proposed development and noting that the actual siting of the portable plant is located outside of these flood outlines, we consider the proposals could be acceptable"

NRW

Not all the information we requested on the borehole has been provided, this should be addressed and submitted. Additionally, the water consumption and usage stated are confusing – **The revised drainage statement confirm that no water extraction will be required to serve the proposed plant**

There does not appear to be a facility for dealing with excess surface water beyond the capacities of the two sumps referenced. Given the annual rainfall and surface areas, we highlight that there could be periods where excess water will need to be discharged elsewhere. Please can it be clarified what the proposals are for these instances.- **See revised drainage statement**

Yours faithfully,

