

Planning Supporting Statement

Introduction

This Supporting Statement has been prepared by Complete CAD & Structural Solutions Ltd (CCS) on behalf of Mr Dean Davies. This application is for the variation of condition 2 to allow the approved drainage plan (drawing no. 16.136.08) to be amended to allow an on-site sewage treatment plant to be installed rather than connect to the main sewer as originally proposed in P2016/0167 granted in May 2016.

The development comprises a detached 5-bedroom dwelling including detached garage and associated means of enclosure and access. The location of the site is on Land south of 104 Dulais Road, Seven Sisters, Neath, SA10 9ES.

At the time when the original application was submitted in May 2016, the applicant showed connections to a public sewer which was assumed to be located to the South West of the dwelling running along the road adjacent to Dulais Road. (see drawing no. 16.136.08)

However, upon consulting with Welsh Water it has come to light that no public sewer is located in this area and the assumed location of the sewer is only for storm drainage. Therefore, we can no longer comply with the original application conditions.

Variation of Condition no. 2

This application is for the variation of condition no. 2 to allow the approved drainage plan (drawing no. 16.136.08) to be amended with drawing no. A101 to allow an on-site sewage treatment plant to be installed rather than connect to the main sewer.

The proposed location of the sewage treatment plant is shown on drawing no. A101.

Drawing no. A101 will replace drawing no. 16.136.08 as the amended drainage plan.

Natural Resource Wales have been consulted and issued a Water Discharge Exemption. A copy of this letter is attached (Ref: NRW-WQE051829).

The system that will be used is the Bio-Pure Sewerage treatment plant and an annual maintenance & service contract with the supplier will be in place. (See technical specification for the Bio-Pure system attached).

Summary

In summary, due to a public sewer not being available in the assumed location on the original plans for planning application no. P2016/0167. This application is to amend the approved drainage plan to allow the applicant to install an on-site sewage treatment plant.