

The Quays, Brunel Way, Baglan Energy Park, Neath SA11 2GG
Y Ceiau, Ffordd Brunel, Parc Ynni Baglan, Castell-nedd SA11 2GG

Tel **Ffôn** 01639 686868
Fax **Ffacs** 01639 686101

Application for a Lawful Development Certificate for a Proposed use or development

Town and Country Planning Act 1990: Section 192, as amended by Section 10 of the Planning and Compensation Act 1991.

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Details

Number	
Suffix	
Property name	
Address line 1	Caenant Terrace
Address line 2	
Town/city	Skewen
Postcode	

Description of site location must be completed if postcode is not known:

Easting (x)	272680
Northing (y)	197520

Description

An open water culvert that channels beneath hard standing (a car park) and continues through a residential area for 180 m.

2. Applicant Details

Title	
First name	
Surname	Neath Port Talbot CBC
Company name	
Address line 1	Civic Centre
Address line 2	
Address line 3	
Town/city	Port Talbot

2. Applicant Details

Country	United Kingdom
Postcode	SA13 1PJ
Primary number	
Secondary number	
Email address	

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

3. Agent Details

Title	Mr
First name	Jack
Surname	Lorraine
Company name	Atkins
Address line 1	The Hub
Address line 2	500 Park Avenue
Address line 3	Aztec West
Town/city	Bristol
Country	United Kingdom
Postcode	BS32 4RZ
Primary number	01454663103
Secondary number	
Email	jack.lorraine@atkinsglobal.com

4. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations? ☒ Yes ☐ No

If Yes, please give detailed descriptions of all such operation and indicate on your plans (includes describing any proposal to alter or create a new access, layout or any new street; construct any associated hardstandings; means of enclosure; or draining the land/building)

The construction of a new intake structure and approximately 210 m of 1.05 m diameter below ground pipework to convey surface water under Caenant Terrace, tying into the existing surface water system at the south eastern end of Caenant Terrace.

The intake structure will include a new trash screen, headwalls, and wingwalls. The structure will be reinforced concrete, approximately 5 m x 3 m in plan and projecting approximately 300 mm above ground level. It will be surrounded by Palisade fencing of height to match the existing adjacent fencing.

Does the proposal consist of, or include, a change of use of the land or building(s)? ☐ Yes ☒ No

Has the proposal been started? ☐ Yes ☒ No

5. Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

5. Grounds for Application

The existing culvert provides a flood alleviation system to convey surface water. The existing use benefits from permitted development rights set out in Schedule 2, Part 14 'Development by Drainage Bodies', Class A of the General Permitted Development Order.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Not applicable.

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one:

Other

Other

Not applicable.

Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

Other

Other

Not applicable.

Is the proposed operation or use ☒ Permanent ☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The proposals are considered to benefit from permitted development rights set out in Schedule 2, Part 14, Class A of the General Permitted Development Order. This has been confirmed following pre-application discussions with the local planning authority.

The Scheme seeks to respond to a number of incidences of surface water flooding at the site in recent years. The existing culvert does not have the hydraulic capacity to convey the surface water during certain storm events. The changes will therefore provide increased protection from surface water flooding at the site through an effective upgrade of the flood alleviation system.

All potential environmental effects will be localised and temporary in nature. It has been demonstrated that these effects can be effectively mitigated and thus the Scheme is unlikely to have any significant environmental effects. As such, the permitted development rights set out above will still apply.

6. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☒ The agent
- ☐ The applicant
- ☐ Other person

7. Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	Mr
First name	Rhodri
Surname	Griffiths
Reference	Q2020/0051

Date (Must be pre-application submission)

04/06/2020

Details of the pre-application advice received

For the purpose of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017, the proposed development is not considered a

7. Pre-application Advice

type that would require an EIA.

The proposed scheme is considered to be permitted development when assessed against the criteria of Schedule 2, Part 14 'Development by Drainage Bodies', Class A of the GPDO.

The above comments provide an informal view and accordingly the applicant is strongly advised to test this matter and seek a formal view through the submission of a CLOPUD prior to commencement of any development on site.

8. Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☒ Yes ☐ No

If Yes, please provide details of the name, relationship and role:

The applicant is a Council employee

9. Interest in the Land

Please state the applicant's interest in the land

- ☒ a) Owner
- ☐ b) Lessee
- ☐ c) Occupier
- ☐ d) Other

10. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)

02/07/2020