



Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

**NEATH PORT TALBOT COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL CASTELL-NEDD PORT TALBOT**

**FLOOD AND WATER MANAGEMENT ACT 2010
THE SUSTAINABLE DRAINAGE (APPROVAL AND ADOPTION PROCEDURE) (WALES)
REGULATIONS 2018
THE SUSTAINABLE DRAINAGE (APPROVAL AND ADOPTION) (WALES) ORDER 2018**

Approval of Full Application

Name and address of the applicant

Mr Andrew Hall
Tai Tarian Ltd
Tai Tarian
Brunel Way
Baglan Energy Park
Neath
Neath Port Talbot
SA11 2FP

Name and address of the agent

Miss Alice Cox
QuadConsult Ltd
Columbus House
Village Way
Greenmeadow Springs Business Park
Cardiff
CF15 7NE

DATE REGISTERED	13.02.2020
APPLICATION NO	S2020/0006
LOCATION	Block Of Flats, Melyn Close, Neath, Neath Port Talbot,
PROPOSAL	Demolition of existing flats, to be replaced with 3 blocks of 1, 2 and 3 bedroom flats (20 units total)

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL as the Sustainable Drainage Authorising Body in pursuance of its power under the above mentioned Act and Order hereby **GRANTS SAB APPROVAL** for the development as described above to be carried out in accordance with the application and the plans submitted therewith, subject to compliance with the following conditions:

Conditions:-

Amgylchedd ac Adfywio

David W Griffiths Pennaeth Peirianeg a Chludiant
Y Ceiau, Ffordd Brunel, Parc Ynni Baglan, Castell-nedd, SA11 2GG
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Environment and Regeneration

David W Griffiths Head of Engineering & Transport
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www.npt.gov.uk

Croesewir gohebiaeth yn y Gymraeg a byddwn yn ymdrin â gohebiaeth Gymraeg a Saesneg i'r un safonau ac amserlenni.
We welcome correspondence in Welsh and will deal with Welsh and English correspondence to the same standards and timescales.



- 1 Any alterations made to the approved sustainable drainage system shall be deemed non-compliant and shall be subject to enforcement action.

Reason
To ensure all aspects of the sustainable drainage system have been approved and fit for purpose.
- 2 There shall be no amendments made in relation to the sustainable drainage system, to any drawing without written approval being granted by the SAB in writing through a Full Approval application.

Reason
To ensure all aspects of the sustainable drainage system have been approved and fit for purpose.
- 3 Five days' notice shall be given in writing by the developer when requiring an inspection to take place, as agreed in the inspection plan.

Reason
To ensure adequate time is given to the SAB to carry out any inspections.
- 4 No dwelling erected by the Developer or on its behalf which the SuDS serves shall be occupied until the SAB has notified the Developer in writing that the SuDS has met Practical Completion.

Reason
To ensure the sustainable drainage system is adequately constructed to the correct specification as designed, so that any surface water can be dealt with correctly.
- 5 All works detailed within the maintenance plan as approved under this application shall be undertaken in accordance with the time frames set in the plan, together with details of the funding mechanisms of future maintenance for the life time of the development. The maintenance plan shall be followed as detailed thereafter.

Reason
To ensure sufficient funds are available to the developer to maintain the sustainable drainage system whether it is to remain private or until it is adopted by the SAB.



- 6 Upon commencement of works inspections shall be undertaken by the SAB, including but not limited to, key milestones identified in Appendix A of this approval. Each visit undertaken for the purposes of inspection will be charged at £168 per inspection as prescribed by Section 8 of The Sustainable Drainage (Application for Approval Fees) (Wales) Regulations 2018.

Reason

Failure to have the works inspected will result in enforcement action being undertaken.

- 7 The SuDS hereby approved shall be commenced before the expiration of five years from the date of this permission
- 8 An updated program of works is to be provided to the SAB on a monthly basis for the duration of the works
- 9 The SAB is to be notified no less than twenty one days before commencement of works quoting the above SAB application number for reference, and upon completion of the works.
- 10 The scheme shall be constructed in accordance with the following approved drawings:

Planning Drawings - Floor Plans, Section, Elevations & Indicative 3D View
R481 - P-08D

Planning Drawings - Elevations & Typical Section R481 P-10B

Landscape Drawing Bioretention Details R481 LP01

Drainage Strategy & Suds 100 Rev 5

Hydrobrake Chamber Detail 102 Rev 2

Drainage Construction Details Sheet

Drainage Construction Details Sheet 2 of 3 104 Rev 1

Drainage Construction Details Sheet 3 of 3 105 Rev 1

Melyn Schedule 107 Rev 1

Drainage Longsection 108 Rev 1

Engineering Layout 113 Rev O

- 11 During the life cycle of the construction works, the developer/landowner shall ensure that no surface water or ground water run-off from the development adversely affects any adjoining land, highway or land downstream.

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Notes:

Please note that this approval is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised construction work (as defined in paragraph 7(2)(a) of Schedule 3) and may be liable to enforcement action. You (or any subsequent developer) should advise Neath Port Talbot SuDS Approval Body (SAB) of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, the conditions that the SAB has imposed on this approval are listed above and should be read carefully. It is your (or any subsequent developers) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of works without firstly meeting in full the terms of any conditions, that require the submission of details prior to the commencement of works, will constitute unauthorised works and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other conditions could result in the SAB pursuing formal enforcement action in the form of Enforcement Notice.

Neath Port Talbot SuDS Approval Body does not accept any responsibility for the design and construction of the works referred hereto and any liability for any loss or damage which may arise out of their design, construction, maintenance or use.

Signed : 

David Griffiths – Head of Engineering and Transport

Date: 27th February 2020

IMPORTANT INFORMATION:

The applicant's attention is drawn to the note below.

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1. You can appeal to the Welsh Government against a decision to refuse permission or grant subject to conditions in respect of applications made
2. Appeals must be made on a form which you can get online at <http://www.planningportal.gov.uk> or from the Planning Inspectorate at Crown Buildings, Cathays Park, Cardiff, CF10 3NQ (Tel: 0303 444 5940)

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Appendix A: Required Inspections

List of required inspections to be undertaken by the SAB during construction. Inspection dates to be agreed with contractor.

Car Park:

- Formation level
- Installation of drainage
- Backfill of drainage
- Sub base prior to porous surfacing
- Completion of porous surfacing (block paving)

Bio-retention Area:

- Formation
- Installation of underdrain
- Planting media installation

Filter Drains with underdrains:

- Excavation and formation
- Installation of drainage
- Backfill of drainage

Conveyance Channels:

- Excavation and formation
- Installation of drainage
- Backfill of drainage

Hydrobrake Chamber:

- Excavation and formation of chamber
- Installation of Hydrobrake
- Backfill of drainage

General:

- General drainage installation

Final:

- Final Inspection

