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FAO Daniel Madge,
Life Property Croup Ltd,
65 Station Road,
Port Talbot,
SA13 1NW

Our Ref: C1726/DH

Date: 29/01/2021

Your Ref :

Dear Sirs,

Re: Building Conversion at 18 Orchard Street, Neath

This drainage statement is in support of a planning submission for a change of use from commercial offices into residential flats.

The original scheme was granted planning permission in 2007, ref. 2007/1178. Subsequently, building works commenced with the construction of the building shell and diversion of an existing sewer. Correspondence with DCWW to date suggest that the existing sewer was unadopted while the diversion works took place and post 2011 the sewer would have transferred to public ownership in its current position. An indicative plan indicating the diverted route is attached to this statement, CCTV and topographical survey is require to confirm the route of the public sewer.

The application site will maintain the existing roof drainage point of connection. This is anticipated to discharge into the public sewer, cctv survey of the existing system will be required to confirm.

It is anticipated that majority of external hard paved areas will be made good as required under the original planning permission. Topographical survey is required to confirm the extent of external works required. Any area not served by a positive drainage system will be disposed via infiltration subject to soakaway testing.

As this planning permission is for change of use only and the original planning application and construction works commenced before 2019, SAB approval is not required.

Subject to the internal design, any new foul water connections into the public sewer will require a S106 approval.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'D Huws'.

For and on Behalf of CB3 Consult Limited

Please respond to:

Dylan Huws

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