



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 Steven Carey

Name and address of the agent

Mr Michael Pope
PHG Consulting Engineers Ltd
62 Albany Road
Roath
Cardiff
CF24 3RR

DATE REGISTERED **03.03.2021**

APPLICATION NO **S2021/0010**

LOCATION **Curwen Close, Pontrhydyfen, Port Talbot, Neath Port Talbot, SA12 9UT**

PROPOSAL **Single residential property**

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:-

- 1 The inspection fees based on 3 number of inspections at £168 per inspection, shall be paid in full prior to work commencing on site.

Amgylchedd ac Adfywio

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- 2 All works detailed within the maintenance plan as approved shall be undertaken as detailed in the maintenance plan until such time that the sustainable drainage system is adopted by the SAB.

Reason

To ensure the sustainable drainage system is kept in working order until adoption.

- 3 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.

- 4 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.

- 5 A scheme shall be submitted and approved in writing by the SAB detailing methods of controlling temporary flows of surface water, to prevent damage to other areas of land during the construction of the development.

Reason

To ensure there is no uncontrolled surface water runoff on the site or third party land.

- 6 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.

- 7 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.

- 8 Prior to connecting to the existing combined drain a scheme shall be submitted to and for the written approval of the SAB detailing proposals to rectify all defects within this drain. This scheme as approved shall be implemented and thereafter cctv surveyed, the results of which shall be submitted to the SAB for approval prior to the connection of the attenuated surface water drain.



Notes:

Prior to any surface water drainage works connecting to the existing drain an application under section 106A of the Water Industries Act must be made and approved by Dwr Cymru/Welsh water.

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.

This Consent does not free you from the need to obtain other licences, consents, approvals (including bye-law consents) or permissions (including planning permission) which may be required in law or in order to comply with any duties or responsibilities for conservation or protection of the environment. In addition you should ensure that you obtain the consent of any owners or occupiers of land if necessary. This Consent does not confer any rights of entry or rights over property.

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.

The existence of SUD's are required to be declared at Q.3.3. on all Con29 Enquiries of Local Authorities, and as such, the Local Land Charges Department will be

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Environment and Regeneration

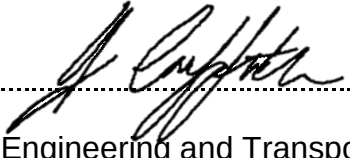
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notified of the issue of this Notice accordingly. Any potential purchasers of the affected property will be made aware of the existence of this SUD scheme.

Signed : 

pp Head of Engineering and Transport

Date: 27th May 2021

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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.



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IMPORTANT INFORMATION:

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

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.

1. Attenuation Crate System:

- Formation/invert level
- Installation of drainage crates and inspection chambers
- Backfill of drainage component

2. Swales:

- Formation level/ installation of filter membrane & stone
- Landscaping/planting and outfall inspection