



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-182194-M4K7
Eich cyf/Your ref: Free pre-app

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Mr. Mark Dummer.

24/02/2022

Annwyl Syr/Madam / Dear Sir/Madam

PRELIMINARY PRE-APPLICATION ADVICE

BWRIAD / PROPOSAL: TWO NEW BUILD HOUSES.

LLEOLIAD / LOCATION: PLOT 26 (TWO PLOTS) OWEN JONES WAY, BRYN, PORT TALBOT.

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above pre-application enquiry, which we received on 17/02/2022

We have considered your enquiry in relation to our Development Planning consultations topics document (September 2018). We advise that the following matters are relevant to your site / proposed development and suggest you consider these further prior to the submission of any planning application:

Flood risk

The planning application proposes highly vulnerable development of 2 new dwellings. The application site falls within Zone C2 of the Development Advice Map (DAM) contained in TAN15 (2004).

However, at this location the Flood Map for Planning (FMfP) is the best available information on flood risk. The FMfP identifies the application site to be in Flood Zone 1, meaning there is less than a 0.1% chance of flooding in a given year.

On this basis, we would have no objection to the proposed development on flood risk grounds.

Foul Drainage

Before deciding a planning application, the LPA needs to be satisfied the foul drainage arrangements for the proposed development are suitable. From the details submitted there is no reference to the foul drainage arrangements for the proposed development. We recommend you provide details regarding foul drainage arrangements with any planning application.

We refer you to WG Circular 008/2018 on private drainage, and specifically paragraphs 2.3-2.5, which stress the first presumption must be to provide a system of foul drainage discharging into a public sewer.

Other Matters

Please note the view expressed in this letter is a response to a pre-planning enquiry only. We trust these comments will prove helpful but they should not set a precedent for any future Natural Resources Wales' response to any formal application for planning permission or other legal consent. Such applications shall be assessed on the information submitted and regulations of relevance at that time. The details contained in this letter are based on the information available to date.

As part of our discretionary advice service we can provide further advice relating to land contamination, groundwater and flood risk prior to your planning application being submitted. There is a charge for this service. Further details are available on our website.

If you have any queries on the above please do not hesitate to contact us.

Yn gywir / Yours faithfully

G Cuthbert

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales