

Blaennant Farm

Blaenant Farm Access Road

Cilybebyll

Pontardawe

SA8 3JH

10/08/2023

RE: PRIOR APPROVAL APPLICATION ref P2023/0581

Prior notification application P2023/0161 for a detached agricultural building used for storage of tools, machinery and hay was determined by the Local Planning Authority (LPA) on 23.03.23. The application determined that prior approval for the siting and design of the building was required.

The reason the LPA gave for requiring prior approval is set out below:

'The building is located immediately adjacent to a watercourse and the council's drainage section have raised concerns in respect of the impact of the development on this watercourse. Specifically, insufficient information has been provided to demonstrate that the proposed building will not interfere with, alter or result in the diversion of the watercourse.'

As such, based on the lack of information submitted, it is unclear if the proposed development will unacceptably impact upon the watercourse. Therefore, prior approval of the siting and design of the building is required.

Such details required with any subsequent prior approval application may include engineering design drawings, cross sections showing the existing and proposed site / development in relation to the watercourse and a plan detailing how the proposal will abut it, along with any supporting structural calculations.'

As such, this prior approval application sets out details to address the above requirements. Prior notification application forms have been provided for information as well as other supporting documents and plans.

Yours sincerely,



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