

11th November 2024
Our Ref: S23.214

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Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
PROPOSED MINOR MATERIAL AMENDMENTS FOR THE REMOVAL OF CONDITION 19 OF PLANNING PERMISSION P2022/0515 TO ALLOW CONNECTION OF SURFACE WATER FLOWS TO THE COMBINED SEWERAGE SYSTEM FOLLOWED BY THE SAB APPROVAL
TY MAWR, YNISDERW ROAD, PONTARDAWE, SA8 4EG
PLANNING PORTAL REFERENCE: PP-13554341

Asbri Planning Ltd have been instructed by TAD Builders on behalf of Pobl Group to submit an application on their behalf for Minor Material Amendments (S73 application) to remove Condition 19 of planning permission P2022/0515. The permission allowed for the construction of two-storey side extension and convert existing building to provide 12 no. self-contained flats (mix of 1 and 2 beds) including addition of solar panels on rear elevation, new access and parking arrangements at Ty Mawr, Ynisderw Road, Pontardawe, SA8 4EG

Minor Material Amendment Application

The application is submitted via the Planning Portal and comprises the following documents:

- Covering Letter;
- Completed Application Forms;
- Site Location Plan (ref: A001)
- Drainage Layout for Construction (ref: C2143-C-002)
- Approved SAB Drainage Layout (ref: TMP-HYD-XX-XX-DR-C-3000 P04)
- Application fee of £230.

Condition 19 (Foul Water) is read as follows:

"Only foul water from the development site shall be allowed discharge to the public sewerage system and this discharge shall be made between manhole reference number SN72032603 and SN72032602 as indicated on the extract of the Sewerage Network Plan.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment."

This S73 application is submitted to seek removal of Condition 19 (Foul Water). It is noted that the condition stipulates that only foul flows are allowed to connect to the combined sewerage system and this was reflected on the approved drainage plan for planning. However, through the SAB process this strategy was required to be altered and it was agreed via the SAB application, for which DCWW were a consultee that surface water could enter the combined system following SAB principles and that a betterment was being provided compared to the existing building. As the approved SAB scheme and approved drainage drawing at planning stage differ, there is a requirement to regularise the position and remove condition 19 in order to allow connection to the system. As this

strategy has been approved via the SAB process and this follows the planning process, it is anticipated that removal of the said condition ought to be permitted by DCWW.

It is considered that the proposed amendment to the planning permission is considered minor in nature and the proposed amendments is acceptable and approved via the SAB application. This S73 application is therefore unlikely to raise significant material concern going forward.

I trust that the submitted documents allow the application to be validated and look forward to receiving details of the application reference number and target determination date. In the meantime, if I can be of any further assistance, please do not hesitate to contact me.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Glenn Lee', written in a cursive style.

Glenn Lee – Planner
Asbri Planning Ltd