

**NEATH PORT TALBOT COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL CASTELL-NEDD PORT TALBOT**

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED
DEVELOPMENT) ORDER 1995
SCHEDULE 2, PART 6:-**

AGRICULTURAL BUILDINGS AND OPERATIONS

PRIOR APPROVAL NOT REQUIRED

Name and address of the applicant

Mr David Bowen
Sole Trader
Plas Farm
Lane From Church Road To Plas Farm
Rhos
Pontardawe
Neath Port Talbot
SA8 3JQ

Name and address of the agent

Mr Richard Bowen
Celtic Geophysics Limited
3 Fields Park Road
Pontcanna
Cardiff
CF11 9JP

DATE REGISTERED: 12 August 2025

APPLICATION NO: P2025/0585

LOCATION Plas Farm, Lane From Church Road To Plas Farm, Rhos,
Pontardawe, Neath Port Talbot, SA8 3JQ

PROPOSAL Extension to agricultural building for storage of agricultural
machinery, implements, and materials (prior notification of
agricultural development)

THE NEATH PORT TALBOT COUNTY BOROUGH COUNCIL AS THE LOCAL PLANNING
AUTHORITY IN PURSUANCE OF ITS POWER UNDER THE ABOVE MENTIONED ACT
AND ORDER HAS DETERMINED THAT THE PRIOR APPROVAL OF THE SITING OR
APPEARANCE OF THIS PROPOSED DEVELOPMENT WILL NOT BE REQUIRED.

Signed:



Ceri Morris – Head of Planning & Public Protection

Date: 8 September 2025

INFORMATIVES

1. Flood Zone - note to developer

The developer is advised that the application site is located within flood zone(s). As such the developer is advised to ensure that the potential consequences of flooding will not be to a level that would cause unacceptable risk from flooding to people by making sure that the proposed development is flood resilient. Floodproofing measures should be installed as part of the approved development.

Flood resistance/resilience measures should be incorporated into the design and construction of the development, for example these could include (but not be limited to) the following:

- flood barriers on ground floor doors, windows and access points,
- implementation of suitable flood proofing measures to the internal fabric of the ground floor and locating electrical sockets/components at a higher level above possible flood levels.

Also:

- a flooding evacuation plan fully implemented and made available to all occupiers of the approved development.

In addition to the above, the developer is advised to:

- sign up to the free Natural Resources Wales flood warning service - thereby receiving flood warnings / alerts. This should therefore give occupiers of the above property time to prepare for flooding.
- refer to the Natural Resources Wales website for further advice and guidance available.
- Refer to additional guidance including the leaflet "Prepare your Property for flooding".
- access advice and information on protection from flooding from the ODPM publication 'Preparing for Floods: Interim Guidance for Improving the Flood Resistance of Domestic and Small Business Properties'.

2. Drainage Notes to developer

Should any springs or ground water seepage be encountered the on site works in that area shall cease until a scheme for collection and disposal of the water has been submitted to and approved in writing by the Local Authority. No ground water shall ever be discharged into the proposed drainage scheme.

- There must be no interference, alteration or diversion of any ditch, watercourse, stream or culvert or bordering the site, without prior consultation and agreement with the Authority.

- No surface water or Land drainage run-off shall be allowed to connect, either directly or indirectly, to the public sewerage system unless otherwise approved in writing by the Local Authority.

- Adequate provision shall be made for the drainage of the site, to ensure that the drainage of any adjoining land is not interrupted or otherwise adversely effected by the development during the life time of construction.