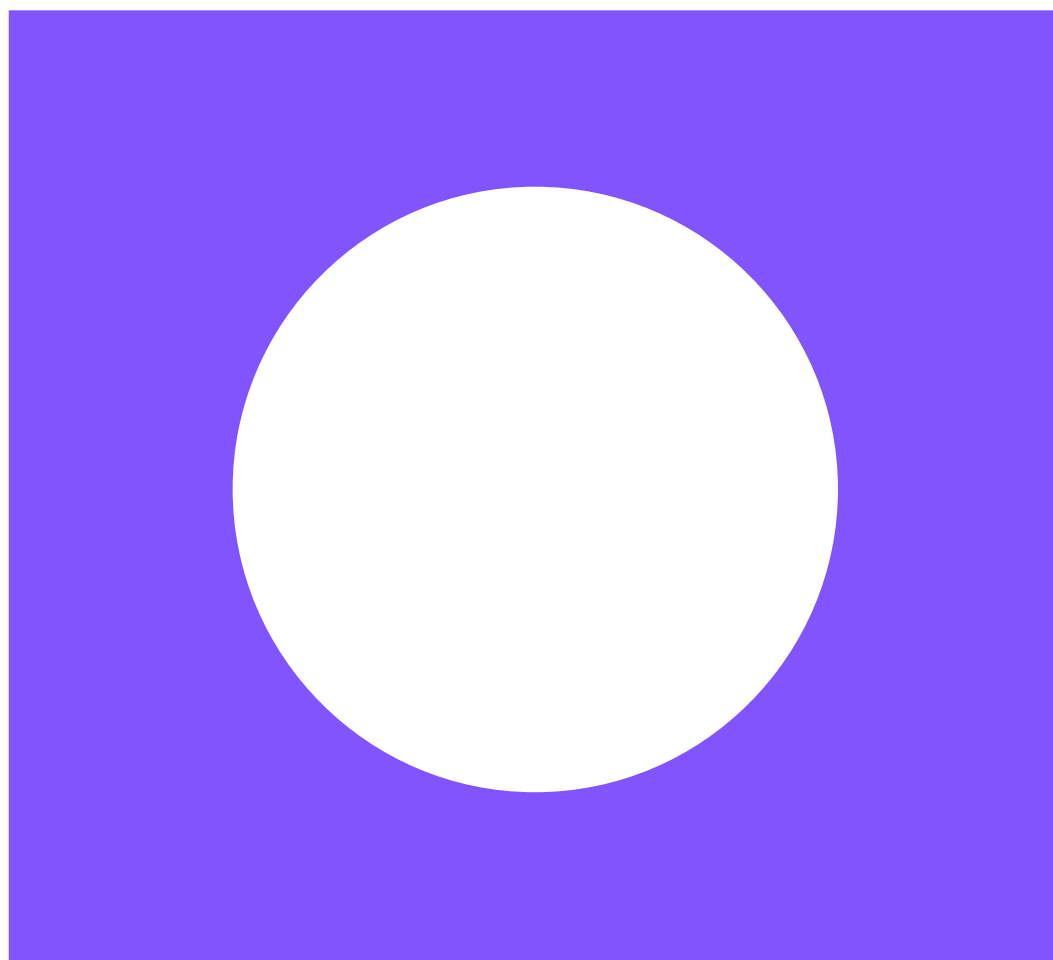




Afan Wastewater Treatment Works Welfare Unit

Planning, Design and Access Statement

February 2026

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Planning, Design and Access Statement

February 2026

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Executive summary

This Planning, Design and Access Statement has been prepared by Mott MacDonald Limited on behalf of Dŵr Cymru Welsh Water (DCWW) and forms part of the application to Neath Port Talbot Council under the Town and Country Planning Act 1990.

The construction of a permanent cabin containing offices and welfare facilities in Afan Waste Water Treatment Works (WWTW) is proposed. These works are required to support the ongoing operation of the Afan WWTW.

This Planning, Design and Access Statement provides information regarding the design of the Scheme, the approach to construction and associated works, and the proposal's compliance with local and national planning policies to support a full planning application.

1 Introduction

1.1 Application Overview

1.1.1 Background

This Planning, Design and Access Statement (PDAS) has been prepared by Mott MacDonald, on behalf of Dŵr Cymru Welsh Water (DCWW) to support a full planning application for the construction of a permanent cabin containing offices and welfare facilities in Afan WWTW (hereafter referred to as the 'Proposed Scheme'). This statement outlines the Proposed Scheme and explains how it is acceptable in planning terms.

This PDAS has been prepared as part of a suite of documents to support the application for planning consent for the Proposed Scheme and should be read in conjunction with the other documents and plans that have been submitted as part of this application.

A planning application is to be submitted to Neath Port Talbot Council, as the Local Planning Authority, seeking planning permission for the following:

“The construction of a permanent cabin containing offices and welfare facilities”

Further detail of the Proposed Scheme is set out in Section 3 of this PDAS.

1.2 Structure of this Report

This PDAS is submitted to accompany the planning application and is structured as follows:

- **Section 1** – introduces the application and provides background information for the Scheme;
- **Section 2** – provides a description of the application site and its surrounding area;
- **Section 3** – explains the Scheme and associated works;
- **Section 4** – sets out the relevant development plan policies, national planning policy and other material considerations;
- **Section 5** – assesses the relevant planning issues relating to the Scheme; and,
- **Section 6** – summaries key planning matters and other material considerations to the determination of the planning application.

1.3 Background to the Scheme

The welfare unit is required to support the operations undertaken by DCWW at the site as there are currently inadequate welfare facilities on the site.

A number of other works will be undertaken on the operational land of the site under permitted development through Schedule 2 Part 17 of The Town and Country Planning (General Permitted Development) Order 1995 Class E, these include:

- Changes to internal road furniture
- Amendments to walls, fences and gates
- Updates and amendments to plant and equipment

1.4 Planning Application Submission

This PDAS forms part of a full planning application to Neath Port Talbot Council. This Statement should be read in conjunction with the other documents and drawings that form part of the planning submission, identified in Table 1.1 and Table 1.2.

Table 1.1: Application Submission Documents

Document	Reference Number
Planning, Design and Access Statement	B17497-123532-XX-XX-AP-TA-PN0066
Green Infrastructure Statement	B16399-123532-XX-XX-ME-NB-EI0040
Preliminary Ecological Appraisal	B16399-123532-XX-XX-RP-NA-EI0039
Drainage Statement	B17497-123532-XX-XX-NN-CA-EI0064
Pollution Prevention Plan	B17257-123532-12-ZZ-DR-NA-EI1012

Table 1.2: Application Submission Plans

Drawing Title	Reference Number
Site Location Plan	B17497-123532-XX-XX-DR-ZA-SE1523
Welfare Plan	B17497-123532-XX-XX-DR-ZA-PN8502
Welfare Plan and Section & Elevation	B17497-123532-XX-XX-DR-ZA-PN8501
General Arrangement Plan	B17497-123532-XX-XX-DR-ZA-PN8505

2 Site Context

2.1 Site Location and Description

The application site ('the site') is located within Afan WWTW which is located inside the wider Tata Port Talbot Steel complex in Port Talbot, Neath Port Talbot (National Grid Reference: SS 76073 87401) (Post Code: SA13 2NG).

The site consists primarily of hardstanding within the wider Afan WWTW site and is bordered by a fence to the west and by the remainder of the WWTW to the north, east, and south, with an internal transit road running along the northeast side of the Proposed Scheme. The site boundary is outlined in red on the Location Plan from the submitted Welfare Plan and Section & Elevation (Reference: B17497-123532-XX-XX-DR-ZA-PN8501), an extract of which is below in Figure 2.1. On the Plan, the blue line indicates land ownership.

The surrounding area is predominantly industrial in nature as it consists of the Port Talbot Steel complex as well as the Port Talbot Harbour; to the south is the beach which leads into the Bristol Channel.

The total site area is 201.6m².

Figure 2.1: Extract of Location Plan



Source: Mott MacDonald Bentley (2026)

2.2 Environmental Context and Consideration

2.2.1 Flood Risk

The Natural Resources Wales (NRW) Flood Map for Planning shows that the site is located within Flood Zone 1, signifying a low probability of flooding. Flood Zone 1 means that there is a less than 1 in 1000 (0.1%) (plus climate change) chance of flooding on the site in a given year. A Flood Consequences Assessment (FCA) is not required where the site falls into Flood Zone 1 and therefore an FCA has not been produced to support this planning application.

2.2.2 Heritage

Approximately 800m to the south of the site there is the Scheduled Monument: the Wrecking site of the Ann Francis (GM639).

There are no further World Heritage Sites, scheduled monuments, conservation areas, registered battlefields, registered parks and gardens, or registered historic landscapes within the site boundary or within the vicinity of the site.

2.2.3 Ecology

The Preliminary Ecological Appraisal (PEAR) submitted alongside this application states that there are no designated/protected sites located within the site's zone of influence. The zone of influence consists of nationally designated sites within 2km of the site boundary, internationally designated sites within 5km, protected species records within 2km, and protected species evidence within 30m of the site boundary. The PEAR also concluded that there were no ecological constraints present on the site expected to be disturbed by the permanent presence of the cabin on site.

2.2.4 Transport

The site will be accessed through the through internal haul roads in the Port Talbot Steelworks complex, which has access onto the A4241. There are no Public Rights Of Way (PROW) located within the Port Talbot Steelworks Complex.

2.3 Planning History

Table 2.1 outlines the planning history relevant to Afan WWTW. The planning history was compiled on 26/01/2026 and consists of planning applications within 500m of the site which have been approved within the last 3 years.

Table 2.1: List of Planning Applications within 500m of the site within the Last 3 Years

Reference	Address	Description	Decision and Date
P2025/0810	The Port Of Port Talbot Port Talbot Neath Port Talbot SA13 1RB	Request for information to Inform a Scoping Direction under the Environmental Impact Assessment Regulations from PEDW in relation to the redevelopment of the Port of Port Talbot to support the development of a commercial scale Offshore Wind Energy Sector, including Floating Offshore Wind. Works associated with the proposed redevelopment comprise the construction of new landside and marine infrastructure,	Awaiting Decision

		including a new quay wall and landside material / equipment storage.	
P2025/0722	ABP Jetty Port Talbot	Consultation Request from NRW regarding Marine and Coastal Access Act 2009: Part 4 Marine Licensing for Removal of Three Ship Uploader Cranes and associated infrastructure on the ABP Jetty at Port Talbot - Band 3.	No Objection October 2025
P2025/0732	Jetty Road Port Talbot Steelworks Margam Moors Port Talbot	Prior Notification Under Schedule 2, Part 31 of the Town and Country Planning (General Permitted Development) Order 1995 for the proposed demolition of three jetty uploaders located on the harbour jetty, at Port Talbot Steel Works Harbour.	Prior Notification Approval Not Required October 2025
P2025/0570	Water Treatment Works Phoenix Wharf Phoenix Wharf Access Road Port Talbot Neath Port Talbot SA13 1RA	Construction of sludge storage compound with canopy.	Approved October 2025
P2024/0711	Port Talbot Steelworks Grange Road Margam Neath Port Talbot SA13 2NG	Full planning permission for the demolition of existing buildings and structures, partial infill of the BOS lagoon, and construction of a new electric arc furnace-based steel production facility (1 no. arc furnace, 2 no. ladle furnaces). The development includes chemical/material storage and transfer infrastructure, pipework and cabling (above and below ground), buildings, fume and dust treatment plant, water treatment facility and material handling systems, electrical control rooms and power infrastructure, offices and ancillary facilities, together with new and amended roads and rail lines, landscaping and green infrastructure, lighting, hardstanding, CCTV, drainage and associated engineering operations. Outline planning permission (with all matters reserved except for access and landscaping) for the construction of a scrap metal handling facility and associated scrap yards, scrap processing facility, new substation, underground and overground electrical infrastructure, and new and amended roads and rail lines, landscape and green infrastructure, lighting, hardstanding, CCTV, drainage and associated engineering operations.	Approved March 2025
P2024/0205	Port Talbot Steelworks Grange Road Margam SA13 2NG	Retention and construction of perimeter fencing and access gates.	Approved June 2024

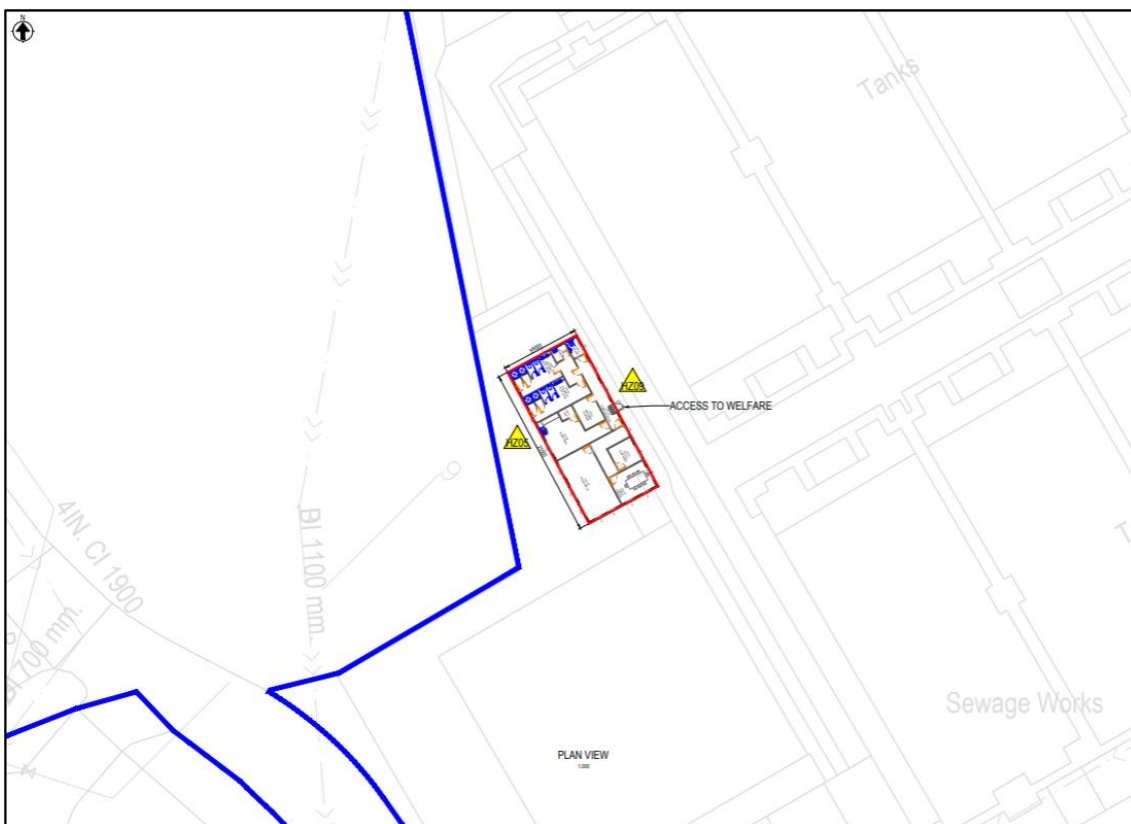
There is no committed development in the local area that is expected to have an impact on the Proposed Scheme. This has been concluded as these developments will either be conducted in conjunction with the Proposed Scheme (in the case of P2025/0570) or will be undertaken outside the boundary of the WWTW site and will therefore not impact upon the construction of the building.

3 Proposed Development

3.1 Overview

This PDAS forms part of an application that is seeking full planning permission for the construction of a permanent cabin containing offices and welfare facilities in Afan WWTW required to support the ongoing waste water treatment operations. Figure 3.1 below contains an extract of the General Arrangement of Welfare Unit Plan, which has been submitted as part of this full planning application.

Figure 3.1: Extract of General Arrangement of Welfare Unit Plan



Source: Mott MacDonald Bentley (2026)

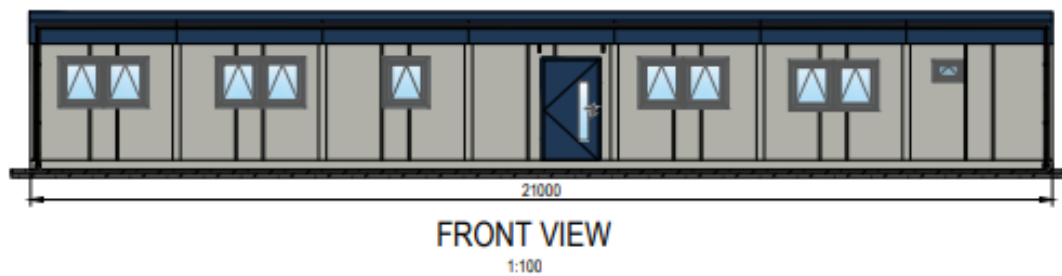
3.2 The Proposed Development

The applicant is seeking permission for the construction of a Permanent Cabin to be used as Offices and Welfare. The building itself will be 21 x 9.6 x 3.24 meters (L x W x H) and will contain:

- Offices
- Kitchen Area
- Toilets

The site currently consists of gravel with concrete footpads and existing utilities hookups, all of which will be utilised; therefore, only limited site preparation (in the form of a concrete base slab) will be required. The cabin will be constructed from Plastisol Steel and will be Goosewing Grey BS 10A05 with SARGASSO RAL 5003 fascias. For reference, below is an extract from the Submitted Welfare Plan and Section & Elevations.

Figure 3.2: Extract from Elevations



Source: Mott MacDonald Bentley (2026)

4 Planning Policy Context

4.1 National Planning Policy

4.1.1 Planning Policy Wales (Edition 12)

Planning Policy Wales (PPW) was published in 2018 and was most recently amended in February 2024. It sets out the overarching policy for planning and planning related decision-making in Wales. Planning legislation requires that applications for planning permission are determined in accordance with the development plan unless material considerations indicate otherwise. PPW 12 must therefore be taken into account in preparing the development plan and is a material consideration in planning decisions.

Table 4.1 below outlines the policies from PPW 12 relevant to the proposal:

Table 4.1: PPW 12 Policies List

Policy	Description
1.18	Legislation secures a presumption in favour of sustainable development in accordance with the development plan unless material considerations indicate otherwise to ensure that social, economic, cultural and environmental issues are balanced and integrated
2.3	The planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly. Development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and wellbeing, creating prosperity for all.
3.3	Good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places.
3.55	Previously developed land should be, wherever possible, be used in preference to greenfield sites where it is suitable for development.
3.61-3.63 Supporting Infrastructure	Adequate and efficient infrastructure such as ... water supply, sewers, sustainable waste management ... is crucial for economic, social and environmental sustainability. Development should be located so that it can be well serviced by existing or planned infrastructure. In general this will involve maximising the use of existing infrastructure.
6.4 Biodiversity and Ecological Networks	Development should not cause any significant loss of habitats or populations of species (not including non native invasive species), locally or nationally and must work alongside nature and it must provide a net benefit for biodiversity and improve, or enable the improvement, of the resilience of ecosystems. A net benefit for biodiversity is the concept that development should leave biodiversity and the resilience of ecosystems in a significantly better state than before, through securing immediate and longterm, measurable and demonstrable benefit, primarily on or immediately adjacent to the site. Planning authorities must follow a step wise approach to maintain and enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity by ensuring that any adverse environmental

Policy	Description
	effects are firstly avoided, then minimized, mitigated, and as a last resort compensated for. Enhancement must be secured by delivering a biodiversity benefit primarily on site or immediately adjacent to the site, over and above that required to mitigate or compensate for any negative impact.
6.6.18 Sustainable Drainage Systems (SuDS) and Development	The provision of SuDS must be considered as an integral part of the design of new development and considered at the earliest possible stage when formulating proposals for new development.
6.7.26 Managing Potential Environmental Risk Arising through Construction Phases	Planning authorities must consider the potential for temporary environmental risks, including airborne pollution and surface and subsurface risks, arising during the construction phases of development. Where appropriate planning authorities should require a construction management plan, covering pollution prevention, noisy plant, hours of operation, dust mitigation and details for keeping residents informed about temporary risks.

4.1.2 Future Wales: The National Plan 2040

The Future Wales: The National Plan 2040 sets out the Welsh government's framework, 'setting the direction for development in Wales to 2040'. Outlined below are the policies relevant to the development:

Table 4.2: Future Wales Policies List

Policy	Description
Policy 9 - Resilient Ecological Networks and Green Infrastructure	Action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated as part of development proposals through innovative, nature-based approaches to site planning and the design of the built environment

4.1.3 Technical Advisory Notes

The following Technical Advisory Notes are of relevance to the Proposed Scheme:

- Technical advice note (TAN) 5: nature conservation and planning
- Technical advice note (TAN) 12: design
- Technical advice note (TAN) 18: transport

4.1.4 Other legislation

Other legislation relevant to the Scheme is set out below:

- Environment (Wales) Act (2016)
- Well-being of Future Generations (Wales) Act (2015)

4.2 Local Planning Policy

The development plan currently comprises of the Neath Port Talbot County Borough Council Local Development Plan (2011-2026) which was adopted in 2016. This is considered the starting point for assessing a planning application on the site.

4.2.1 Neath Port Talbot County Borough Council Local Development Plan (LDP) (2011-2026)

The policies highlighted in Table 4.3 are considered to be of most relevance to the Proposed Scheme.

Table 4.3 Relevant LDP Policies

Policy	Description
Policy SP16 Environmental Protection	Air, water and ground quality and the environment generally will be protected and where feasible improved through the following measures: 1. Ensuring that proposals have no significant adverse effects on water, ground or air quality and do not significantly increase pollution levels; 2. Giving preference to the development of brownfield sites over greenfield sites where appropriate and deliverable; 3. Ensuring that developments do not increase the number of people exposed to significant levels of pollution.
Policy EN 8 Pollution and Land Stability	Proposals which would be likely to have an unacceptable adverse effect on health, biodiversity and/or local amenity or would expose people to unacceptable risk due to the following will not be permitted: • Air pollution; • Noise pollution; • Light pollution; • Contamination; • Land instability; • Water (including groundwater) pollution. Proposals which would create new problems or exacerbate existing problems detailed above will not be acceptable unless mitigation measures are included to reduce the risk of harm to public health, biodiversity and/or local amenity to an acceptable level.
Policy TR 2 Design and Access of New Development	Development proposals will only be permitted where all of the following criteria, where relevant, are satisfied: 1. The development does not compromise the safe, effective and efficient use of the highway network and does not have an adverse impact on highway safety or create unacceptable levels of traffic generation; ...
Policy BE 1 Design	Proposals will only be permitted where all of the following criteria, where relevant, are satisfied: 1. It complements and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment; 2. It respects the context of the site and its place within the local landscape, including its impact on the important arterial gateways into the County Borough, its effects on townscape and the local historic and cultural heritage and it takes account of the site topography and prominent skylines or ridges; 3. It utilises materials appropriate to its surroundings and incorporates hard and soft landscaping and screening where appropriate; 4. It would not have a significant adverse impact on highway safety, the amenity of occupiers of adjacent land or the community; ... 8. It uses resources, including land and energy, as efficiently as possible through: (a) Making the best and most efficient use of the land available through being of appropriate density taking into account the character and appearance of the area, normally a minimum of 35 dwellings per hectare in the Coastal

Policy	Description
	Corridor Strategy Area or a minimum of 30 dwellings per hectare in the Valleys Strategy Area; (b) The layout and form of the development does not preclude the reasonable use of other adjacent land; (c) Developing brownfield land in preference to greenfield land where possible; (d) Minimising building exposure while maximising solar gain. 9. Its drainage systems are designed to limit surface water run-off and flood risk and prevent pollution;

5 Planning Assessment

5.1 Introduction

The Planning (Wales) Act 2015 requires applications for planning permission to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The following section outlines the key planning issues considered as part of this application and provides analysis of how they are addressed in accordance with the development plan and material considerations:

- Principle of development;
- Location of development;
- Design;
- Ecology and biodiversity; and
- Pollution and Amenity

5.2 Principle of Development

5.2.1 Principle of Development

There are no specific policies that relate to development supporting the operation of a WWTW. However, it is emphasised in Paragraph 3.61 of PPW 12 that “adequate and efficient infrastructure ... water supply, sewers... is crucial for economic, social and environmental sustainability”.

The Proposed Scheme is critical for the continued operation of the essential sewerage infrastructure in the WWTW and therefore will enable continued operation of “adequate and efficient” water and sewer infrastructure. The placement of this new building is vital because it will enable staff to be based on the site. At current there are not enough adequate facilities on site for staff welfare and the placement of this building, consisting of toilets and workspaces will address this issue.

Therefore, the principle of development is supported under Paragraph 3.61 of PPW 12.

5.2.2 Location of Development

Locating the development within the confines of the Afan WWTW site enables staff to be located close to the operations of the WWTW, minimising unnecessary travel and ensuring staff are close at hand to deal with any operational requirements of the site. By utilising this site close to the operations of Afan WWTW, the scheme maximises the use of existing infrastructure and therefore the principle of this location is supported by Para 3.63 of PPW 12.

Para 3.55 of PPW 12 states that previously developed land should, wherever possible, be used in preference to greenfield sites where it is suitable for development.

The location selected to site the welfare office is an existing area of hardstanding and as such, allows for the re-utilisation of previously developed land in order to minimise impacts on green infrastructure. There are no sensitive neighbours in the vicinity of the site, as it is located within the Port Talbot Steel Complex, approximately 1.7km from the nearest residential dwelling.

On this basis, it is considered that the Proposed Scheme complies with PPW 12 in relation to its location. The scheme maximises the use of existing infrastructure and a brownfield first

approach has been adopted to reuse an existing area of hardstanding to ensure that impacts on green infrastructure and the natural environment in proximity to the reservoir have been limited. The site is also in accordance with Para 6.7.15 of PPW 12, as there is low potential for public exposure as there are no sensitive neighbours in proximity to the site.

5.3 Design

The importance of design quality is emphasised throughout PPW 12, and Paragraph 3.3 specifically states that 'Good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places'.

Although the building is relatively small scale in nature in comparison to the structures within the wider Port Talbot Steel Complex, the building has been designed to be unobtrusive in the landscape whilst also remaining functional and ensuring that there are the facilities to provide a pleasant environment for staff at the WWTW, therefore conforming with paragraph 3.3 of PPW 12.

Policy BE 1: Design of the LDP sets out the key criteria required to achieve good quality design. Specific to the Proposed Scheme this refers to development that complements and enhances the character and appearance of the site, respects the context of the site and its place within the local landscape, utilises materials appropriate to its surroundings, would not have a significant adverse impact on highway safety, as well as developing brownfield land in preference to greenfield land.

The Proposed Scheme being a relatively small single storey building means that the development is of a limited scale and height. The schemes' siting within the WWTW adjacent to operational plant means that its appearance in the form of a steel cabin is one that complements the wider built environment context of both the facilities and plant of the WWTW, as well as the wider Port Talbot steel works.

The Proposed Scheme uses materials which complement its industrial surroundings and the proposed development itself would have no impact on highways safety being located away from the public highway. The site uses land resources as efficiently as possible as the site chosen for the development is brownfield land located within the curtilage of the Afan WWTW.

As such it is considered that the design of the scheme complies with PPW 12 and the Policy BE1 of the LDP.

5.4 Ecology and Biodiversity

5.4.1 Preliminary Ecological Appraisal

To support this application a Preliminary Ecological Appraisal (PEAR) (Document Reference: B16399-123532-XX-XX-RP-NA-EI0039) has been produced which assesses the protected and / or notable habitats and species which occur or have the potential to occur within or near to the Proposed Scheme, which could be impacted by the Proposed Scheme.

The PEAR has concluded that due to the nature of the work and the area in which the work is going to be undertaken there are no ecological constraints or impacts identified. The Proposed Scheme can therefore be considered to accord with Para 6.4 of the PPW 12.

5.4.2 Net Benefits for Biodiversity

The Environment (Wales) Act 2016 Section 6 duty places a legal obligation on public bodies in Wales to 'maintain and enhance biodiversity' whilst carrying out their functions.

Section 6.4 of PPW 12 further sets out that development must provide a net benefit for biodiversity and improve, or enable the improvement, of the resilience of ecosystems. Paragraph 6.4.10 outlines the DECCA framework, which should be applied as part of implementing the duty. Paragraph 6.4.11 of PPW 12 requires a step wise approach to be taken to maintain and enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity by ensuring that any adverse environmental effects are firstly avoided, then minimised, mitigated, and as a last resort compensated for. It specifies that enhancement must be secured by delivering net benefits for biodiversity, primarily on site or immediately adjacent to the site, over and above that required to mitigate or compensate for any negative impact. Policy 9 of Future Wales: The National Plan 2040 further requires new development to provide a net benefit for biodiversity.

Accordingly, a Green Infrastructure Statement (Document Reference: B16399-123532-XX-XX-ME-NB-EI0040) has been prepared by Mott MacDonald to support this planning submission. The Green Infrastructure Statement sets out how the step wise approach has been followed as part of the proposed works in line with Paragraph 6.4.11 of PPW 12. It further details how the Proposed Scheme will provide a net benefit for biodiversity in line with the Section 6 Duty, the DECCA Framework and the principles embedded in PPW 12. The measures proposed to achieve a net benefit for biodiversity include limiting the spread of the Field Horsetail, Installation of a variety of bird / bat boxes, and the installation of enhancements for invertebrates.

5.5 Transport and Access

Policy TR2 of the Neath Port Talbot LDP seeks to ensure that new development will have no adverse effect on the existing highway network and traffic or congestion will not be increased to unacceptable levels.

The site's location within the Afan WWTW means that it already benefits from existing accesses through the Port Talbot Steel Works and there is already existing parking provision located within the site. The Proposed Scheme will cater for existing operatives at the site and therefore will not lead to a significant increase in vehicle movements to the site. As such it can be concluded that the Proposed Scheme will have no adverse effect on the existing highway network and traffic or congestion will not be increased to unacceptable levels.

The development is therefore in accordance with Policy TR2 of the Neath Port Talbot LDP.

5.6 Pollution and Amenity

Paragraph 6.7.26 of PPW 12 states that planning authorities must consider the potential for temporary environmental risks, including airborne pollution and surface and subsurface risks, arising during the construction phases of development.

Due to the nature of the development being a pre-fabricated cabin with little to no sensitive receptors within 1km of the site it is not considered that there is likely to be substantial pollution impacts caused by the construction of the Proposed Scheme, therefore a Construction Environmental Management Plan has not been produced at this time.

However, a Pollution Prevention Plan (Document Reference: B17257-123532-12-ZZ-DR-NA-EI1012) has been submitted alongside this application that outlines a series of detailed

mitigation measures to minimise any potential pollution during the construction of the scheme. It can therefore be considered that the Proposed Scheme accords with Para 6.7.26 of PPW 12.

Policy SP16: Environmental Protection of the LDP requires that proposals do not have significant adverse effects on water, ground or air quality. Through the construction of the Proposed Scheme, it will enable the site to be properly staffed and therefore additional support can be provided to the operation of the site, this contributes to the protection of the environment from the adverse effects of untreated urban wastewater.

5.7 Drainage

Paragraph 6.6.18 of PPW 12 requires the provision of SuDS to be considered as an integral part of the design of new development and considered at the earliest possible stage when formulating proposals for new development.

LDP Policy BE 1 sets out that drainage systems should limit surface water run off.

A Drainage statement has been produced to support the submission of this application, surface water runoff will be collected by filter drains along the base slab to intercept and convey runoff generated from the hardstanding area. The collected surface water will be directed to a new soakaway located adjacent to the permanent welfare cabin and constructed under the wider works ongoing within the site under Permitted Development.

The collected surface water will then infiltrate into the ground in accordance with SuDS best practice. This therefore accords with Policy BE 1 of the LDP by utilising drainage systems that are designed to limit surface water run-off and flood risk and prevent pollution, as well as according with Para 6.6.18 of the PPW 12.

6 Conclusion

To summarise, Mott MacDonald Limited ('the Agent') has been instructed by DCWW to submit an application seeking planning permission for the construction of a permanent cabin containing offices and welfare facilities in Afan WWTW.

A planning application is to be submitted to Neath Port Talbot Council, as the Local Planning Authority, seeking permission for the following:

“The construction of a permanent cabin containing offices and welfare facilities”

The policies within the PPW 12 and the LDP have been carefully considered. In assessing the proposed location of the compound, PPW 12 sets out clear support for maximising the use of existing infrastructure and the re-use of previously developed land through the utilisation of an existing area of hardstanding to host the cabin.

When considered within the existing context of the site, the design of the site, and the reusing of brownfield land, the Proposed Scheme can be considered to align with LDP Policy BE 1.

Overall, the proposed development is required to support the continued operation of the Afan WWTW's by providing appropriate facilities on site for existing staff. This application should be assessed on balance, taking into account the material provisions of the LDP, and other material considerations when read as a whole. On this basis, it is respectfully requested that this planning application be approved.

