

Ein cyf/Our ref: CAS-306336-Z5B8
Eich cyf/Your ref: P2026/0229

Neath Port Talbot County Borough Council
The Quays
Briton Ferry
SA11 2GG

Dyddiad/Date: 23 April 2026

Annwyl Syr/Madam/Dear Sir/Madam,

Bwriad/Proposal: Subdivision of a Single Residential Dwelling into Three Residential Dwellings.

Lleoliad/Location: Brynawel Lane From Glyn Neath Road To Brynawel Resolven Neath Port Talbot SA11 4DT

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales (NRW) about the above, which we received on 20 April 2026.

We have no objection to the proposed development as submitted and provide the following advice.

Foul Drainage

The application form states that foul sewage from the development will connect to the mains sewer, however according to our Geographic Information System (GIS) mapper, the nearest foul drainage catchment is approximately 1.8km away. No further information has been submitted on foul drainage, and we note that there is a private sewage discharge registered to the site according to our GIS mapper. As foul drainage is a matter for your authority, you should be satisfied with the information provided.

If the existing private system is to be utilised on site, given the potential increase in residents and noting an additional toilet is to be installed, the developer/applicant should ensure that the existing septic tank has sufficient capacity to accommodate any increase in flows from the proposed development.

Applicants wishing to operate a private sewerage system will need either to apply to us for an environmental permit or register with us for an exemption from the permit requirement. Septic tanks and small sewage treatment works that meet certain criteria may be registered as exempt.

A step by step guide to registering an exemption can be found on our [website](#).

If the septic tank or private sewage treatment system is not eligible for an exemption, the Applicant will need to apply for an environmental permit, further details can be found [here](#). Should a permit be required further information may be needed as part of that application process. The Applicant is therefore advised to contact us for pre-application advice at the earliest opportunity to try to ensure that there is no conflict between any planning permission granted and the permit requirements. Further details on how to access our pre-application advice service can be found [here](#).

It is important to note that a grant of planning permission does not guarantee that a permit will be granted. A proposal may be deemed unacceptable either because of environmental risk or because upon further investigation, a connection to mains sewer was feasible. Applicants are encouraged to ensure they have all the required permissions, consents, permits and any other approvals in place prior to commencement of works on the site.

Where private sewage treatment/disposal facilities are utilised, they must be installed and maintained in accordance with British Standard 6297 and Approved Document H of the Building Regulations. We also refer the Applicant to Guidance for Pollution Prevention 4 on the NetRegs [website](#), which provides further information.

Ecology

We note a tree survey (by Tree Check, dated March 2026) has been submitted which suggests no trees are to be removed from the site, however it appears that areas of other vegetation may be affected for the access route and parking provision. Additionally, whilst we note no external works are proposed to the site, there are internal works proposed. We therefore recommend you seek the advice of your authority's internal ecological adviser about the requirement for further information to be submitted in support of the application, the need for bespoke surveys and the scope of further information, where required.

Other matters

The advice in this letter relates to matters which are included on our [consultation topics list](#). We do not rule out the potential for the proposed development to affect other environmental interests that are not included on this list.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our [website](#) for further details.

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

Yn gywir / Yours faithfully,

Hannah Roberts

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

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Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.