

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

The Town and Country Planning (Development Management Procedure)
(Wales) Order 2015 (as amended)

HEAD OF ENGINEERING & TRANSPORT

DRAINAGE OBSERVATIONS

PLANNING APPLICATION NO: 2/3/25/0847/00
APPLICANT: MR PHILIP HOPKINS
LOCATION: LLWYNLLANC UCHAF FARM, LANE FROM
NEATH ROAD TO LLWYNLLANC UCHAF FARM,
CRYNANT, NEATH PORT TALBOT, SA10 8SF
PROPOSAL: PROPOSED TWO-STOREY SIDE EXTENSION
AND REPLACEMENT CAR PARKING

The Highway Authority, in responding to the above application, provides the following substantive response:

No comment	☐
No objection (subject to any specified conditions below)	☒
Concerns have been identified (see below for how those concerns can be addressed by the applicant)	☐
Objection – on the grounds set out below	☐
SAB (SAB approval is required)	☐

MY DRAINAGE OBSERVATIONS ON THIS RECONSULTATION DATED 12.03.26 ARE AS FOLLOWS:-

No drainage objection subject to the below conditions –

1. 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 Planning Authority. No ground water shall ever be discharged into the proposed drainage scheme.
2. Unless otherwise agreed in writing by the Local Planning Authority, foul water and surface water discharges shall be drained separately from the site.
3. 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 Planning Authority.
4. 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.

NOTES TO APPLICANT

SIGNED: C.Dyer

DATE: 24/03/2026

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