

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: 2/3/25/0646/00RECON 28.04.26
APPLICANT: Mr Neal Hunter
LOCATION: Former Briton Ferry Health Centre, Hunter Street,
Briton Ferry, Neath Port Talbot, SA11 2SF
PROPOSAL: SECTION 73 APPLICATION (VARIATION OF
CONDITION) TO AMEND THE APPROVED
DEVELOPMENT FOR (I) A REDUCTION IN THE
NUMBER OF BEDROOMS AT THE CARE HOME
FROM 40 TO 24; (II) A REDUCTION TO THE
FOOTPRINT OF THE BUILDING; (III) CHANGES
TO THE ROOF FORM AND
ELEVATIONS/MATERIALS AND (IV) A REVISED
LANDSCAPING, PLANTING AND BOUNDARY
TREATMENT SCHEME WITH THE VARIATION OF
PLANNING CONDITION 2 (APPROVED PLANS), 6
(HARD LANDSCAPING AND PLANTING
SCHEME), 8 (DEMOLITION AND
CONSTRUCTION METHOD STATEMENT), 9
(OBSCURE GLAZING) AND 12 (ENCLOSURES)
OF PLANNING PERMISSION P2023/0767
GRANTED 23.08.2024.

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 PROPOSAL ARE AS FOLLOWS:-

SAB approval will be required prior to any work commencing. To commence work without SAB Approval is a breach of Paragraph 7 (1) Schedule 3 of the Flood and Water Management Act 2010 whereby legal action will be taken by the Authority under

The Sustainable Drainage (Enforcement) (Wales) Order 2018. Guidance and applications can be found on www.npt.gov.uk/sab

It is noted that a SAB preliminary application has been submitted under application number S2025/0030.

NOTES TO APPLICANT

Please note that from 7th January 2019, all new developments of more than 1 house, or where a construction area is of 100m² or more, plus if the SAB authority believe that any redevelopment of land has significant surface water drainage implications. This will require sustainable drainage - built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers - to manage on-site surface water. More information is available in [Schedule 3 of the Flood & Water Management Act 2010](#).

These systems must be approved by the Council's SAB & Highway Development Control Section **before construction work begins**. In this respect it is essential that a developer of any such project gain SAB approval of its surface water drainage alongside any relevant planning permission. **You will not be allowed to start construction until both permissions have been approved.**

If you have not done so already, and your development would not fall into any of the relevant exceptions, you are therefore strongly encouraged to request further advice from the SAB. Involving the SAB Officers in pre-application discussions will allow for SuDS drainage matters (to ensure suitability of proposed SuDs design in line with national standards and adequate site layout) to be considered alongside the assessment of planning merits. There is an additional charge of £250 for this service. This can be as part of any agreed further pre-application submissions with the Planning Authority (recommended) or independently/ direct with the SAB. You are advised, however, that failing to engage in joint pre-application discussions has the potential to lead to delays and, most notably, the potential need to obtain further planning permission should any agreed SuDS design not be compliant with any relevant planning permission. Further details are available at www.npt.gov.uk/sab

N. Waters

SIGNED: DATE: 27/05/2026
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