



Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

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

FLOOD AND WATER MANAGEMENT ACT 2010

**THE SUSTAINABLE DRAINAGE (APPROVAL AND ADOPTION
PROCEDURE) (WALES) REGULATIONS 2018**

**THE SUSTAINABLE DRAINAGE (APPROVAL AND ADOPTION) (WALES)
ORDER 2018**

Approval of Full Application

Lisa Rowe
Llys Y Gwynt
Alltwn
Pontardawe
Neath Port Talbot

Matthew Fury
12 Clarendon Road
Sketty
Swansea
Swansea

DATE REGISTERED	26th March 2026
APPLICATION NO	S2026/0007
LOCATION	Llys y Gwynt, 17 Pen y Graig Road, Alltwn, Pontardawe, Swansea, Neath Port Talbot, SA8 3BS
PROPOSAL	Replacement Dwelling at brownfield site of existing dwelling.

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL as the Sustainable Drainage Authorising Body in pursuance of its power under the above mentioned Act and Order hereby **GRANTS SAB APPROVAL** for the development as described above to be carried out in accordance with the application and the plans submitted therewith, subject to compliance with the following conditions:

www.npt.gov.uk

Amgylchedd ac Adfywio

James M Davies Pennaeth Peirianeg a Chludiant

Y Ceiau, Ffordd Brunel, Parc Ynni Baglan, Castell-nedd, SA11 2GG

Ffôn 01639 686868

Environment & Regeneration

James M Davies Head of Engineering & Transport

The Quays, Brunel Way, Baglan Energy Park, Neath, SA11 2GG

Phone 01639 686868

Croesewir gohebiaeth yn y Gymraeg a byddwn yn ymdrin â gohebiaeth Gymraeg a Saesneg i'r un safonau ac amserlenni.

We welcome correspondence in Welsh and will deal with Welsh and English correspondence to the same standards and timescales.



Conditions:-

1. The drainage scheme shall be in accordance with the following approved plans and documents:
 - 1001 Proposed SAB Layout - Rev A
 - 1003 Standard Details Sheet 1 - Rev - Dec 2025
 - 1004 Standard Details Sheet 2 - Rev A
 - Llys Gwynt Pontardawe - Manhole Schedule - Rev A

Reason - In the interest of clarity

2. The inspection fees of £504, based on 3 inspections at £168 per inspection, shall be paid in full prior to work commencing on site. Any additional inspections will be charged and undertaken at £168 per inspection
3. All works detailed within the maintenance plans listed below, as approved in writing, shall be undertaken in accordance with the time frames set in the plan. The maintenance plan shall be followed as detailed thereafter.
 - Sustainable Urban Drainage Maintenance Plan – Llys Gwynt, Alltwen, NPT – REV B.

Reason - To ensure the sustainable drainage system is kept in working order.

4. No development, including site clearance, shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority.
The CEMP should include the following information: -
 - Construction methods: management of waste, the parking of vehicles of site operatives and visitors, loading and unloading of plant and materials, storage of plant and materials used in constructing the SuDS scheme.
 - A scheme for recycling/disposing of waste resulting from construction works.



- Details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- Details of the extent and phasing of development; location of SuDS features, landscape and environmental resources.
- Details of fuel and chemical storage and containment.
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details.
- Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations for the duration of the construction of the SuDS scheme.
- Measures of flood evacuation during construction.
- The CEMP shall be implemented as approved throughout the site SuDS scheme preparation and construction phases of the development.

Reason - In the interest of the environment.

5. A scheme shall be submitted and approved in writing by the SAB detailing methods of controlling temporary flows of surface water, to prevent damage to other areas of land during the construction of the development.

Reason - To ensure there is no uncontrolled surface water runoff on the site or third-party land.

6. Prior to work commencing on site an inspection plan shall be submitted detailing the time frame of the works to be undertaken on constructing the sustainable drainage system for approval in writing by the SAB.

Reason - To ensure a correct programme of works is maintained and inspected accordingly.



7. Any alterations made to the approved sustainable drainage system shall be deemed non-compliant and shall be subject to enforcement action. Unless otherwise agreed in writing by the SAB authority.

Reason - To ensure all aspects of the sustainable drainage system have been approved and fit for purpose.

8. There shall be no amendments made in relation to the sustainable drainage system(s), to any drawing(s) without written approval being granted by the SAB in writing through a Full Approval application.

Reason - To ensure all aspects of the sustainable drainage system have been approved and fit for purpose.

9. Five days' notice shall be given in writing by the developer when requiring an inspection to take place, as agreed in the inspection plan.

Reason - To ensure adequate time is given to the SAB to carry out any Inspections.

10. No dwelling erected by the Developer or on its behalf which the SuDS serves shall be occupied until the SAB has notified the Developer in writing that the SuDS has met Practical Completion.

Reason - To ensure the sustainable drainage system is adequately constructed to the correct specification as designed

11. The SuDS hereby approved shall be commenced before the expiration of five years from the date of this permission

12. The SAB is to be notified no less than twenty-one days before commencement of works quoting the above SAB application number for reference, and upon completion of the works.

13. During the life cycle of the construction works, the developer or landowner shall ensure that no surface water or ground water run-off from the development adversely affects any adjoining land, highway or land downstream.



Reason - To mitigate any potential flooding on neighbouring land.

14. Upon commencement of works inspections shall be undertaken by the SAB, including but not limited to, key milestones identified in Appendix A of this approval. Each visit undertaken for the purposes of inspection will be charged at £168 per inspection as prescribed by Section 8 of The Sustainable Drainage (Application for Approval Fees) (Wales) Regulations 2018.

Reason - To ensure all aspects of SuDs components are constructed in accordance with approved details and plans.

15. The approved SAB scheme and associated SuDs components is not proposed to be adopted by the SAB authority or the Council. The Management and Maintenance shall be with the Landowner in perpetuity.

Reason - To establish ownership of management and maintenance responsibilities.

16. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason - To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment

Notes:

Please note that this approval is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised construction work (as defined in paragraph 7(2)(a) of Schedule 3) and may be liable to enforcement action, You (or any subsequent developer) should advise Neath Port Talbot SuDS Approval Body (SAB) of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.



This Consent does not free you from the need to obtain other licences, consents, approvals (including bye-law consents) or permissions (including planning permission) which may be required in law or in order to comply with any duties or responsibilities for conservation or protection of the environment. In addition, you should ensure that you obtain the consent of any owners or occupiers of land if necessary. This Consent does not confer any rights of entry or rights over property.

In addition, the conditions that the SAB has imposed on this approval are listed above and should be read carefully. It is your (or any subsequent developers) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of works without firstly meeting in full the terms of any conditions, that require the submission of details prior to the commencement of works, will constitute unauthorised works and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other conditions could result in the SAB pursuing formal enforcement action in the form of Enforcement Notice.

Neath Port Talbot SuDS Approval Body does not accept any responsibility for the design and construction of the works referred hereto and any liability for any loss or damage which may arise out of their design, construction, maintenance or use.

The existence of SuDS are required to be declared at Q.3.3. on all Con29 Enquiries of Local Authorities, and as such, the Local Land Charges Department will be notified of the issue of this Notice accordingly. Any potential purchasers of the affected property will be made aware of the existence of this SuDS scheme.

Signed :

Head of Engineering and Transport

Date: 07/05/26



IMPORTANT INFORMATION:

The applicant's attention is drawn to the note below.

1. You can appeal to the Welsh Government against a decision to refuse permission or grant subject to conditions in respect of applications made.
2. Appeals must be made on a form which you can get online at <http://www.planningportal.gov.uk> or from the Planning Inspectorate at Crown Buildings, Cathays Park, Cardiff, CF10 3NQ (Tel: 0303 444 5940)

INSPECTION FEE PAYMENT INSTRUCTIONS

Please ensure that all inspection fees are paid in advance. Payment can be made via card or BACS transfer.

To Pay by Card:

Contact Ms. Margaret Sowden at either 01639 686906 or 07790 981945.

When calling, please provide:

- The Application Number (found on page 1)
- The property address
- Confirmation that the payment is for "SAB Inspections"

To Pay by BACS Transfer:

Please include the reference "SAB INSPECTIONS TS0086" along with the Application Number (found on page 1).

Bank Details:

- Bank Name: Santander
- Sort Code: 09-07-20
- Account Number: 04368002



Appendix A

Appendix A: Required Inspections

List of required inspections to be undertaken by the SAB during construction.
Inspection dates to be agreed with contractor.

1. Reinforced Gravel:

- Excavation and Formation level
- Installation of drainage
- Backfill of drainage
- Installation of Geo-grid

2. Permeable Paving:

- Excavation and formation
- Installation of stone or aggregate
- Laying of pavers
- Gritting of joints or final inspection

3. Rain Garden Area:

- Formation level
- Installation of underdrain and backfill
- Planting media installation

4. Soakaway Tank (14m x 1.5m x 1m):

- Excavation and formation
- Installation of drainage
- Backfill of drainage component

5. Soakaway Tank (8m x 1m x 0.5m):

- Excavation and formation
- Installation of drainage
- Backfill of drainage component

6. General:

- General drainage installation

7. Final Site Inspection at Completion:

- Final inspection to ensure that drainage scheme operates as designed prior to issue of Certificate of Practical Completion.