

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: 2/3/26/0244/00RECON 08.06.2026
APPLICANT: ANNIE & CALLUM PANNELL & UNDERWOOD
LOCATION: 3 VERDI ROAD, SANDFIELDS, NEATH PORT
TALBOT, SA12 7TW
PROPOSAL: SINGLE STOREY SIDE/REAR EXTENSION AND
REAR OUTBUILDING

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:-

Based on the submitted plans the proposed construction area is less than 100m² and therefore SAB approval is not required.

NOTES TO APPLICANT

The proposed soakaway is within 2.5m of the boundary. A soakaway should be at least 5m from any building and 2.5m from any boundaries. Building Control may object to this positioning.

N. Waters

SIGNED: DATE: 26/06/2026
pp **HEAD OF ENGINEERING & TRANSPORT**

DRAINAGE REF: OBS-2-3-26-0244-00.docx