



**Pre-Application
Consultation (PAC)
Report**

Neath Port Talbot Council

22 May 2026

NE05_001-ATK-EAC-SWMWREC-RP-LP-000003

GRANDISON BROOK FLOOD ALLEVIATION SCHEME

Notice

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1. Introduction

Briton Ferry is located within Neath Port Talbot County Borough, approximately 8 kilometres northeast of Swansea and 3 kilometres south of Neath, within the administrative area of Neath Port Talbot Council (NPTC). The town lies to the east of the River Neath, which runs along a northeast to southwest axis through the Neath Valley. The surrounding topography is varied, with steep wooded slopes exceeding 100 metres Above Ordnance Datum (AOD) in the upper valley and elevations generally declining westwards towards the River Neath.

AtkinsRéalis, on behalf of NPTC, is seeking full planning permission for a proposed flood alleviation scheme (hereafter referred to as ‘the Proposed Development’) associated with Grandison Brook in the Pantyrheol area of Briton Ferry. The Pantyrheol area has experienced periodic flooding caused by the under-capacity of the existing Grandison Brook culvert. During periods of heavy rainfall, the culvert becomes surcharged, resulting in surface flows that collect along the A474, which in turn causes internal flooding to both residential and commercial properties. The objective of the Proposed Development is to increase the hydraulic capacity of the existing watercourse, thereby reducing the risk of future flooding and protecting local properties and infrastructure.

The planning application site (hereafter referred to as ‘the Site’) is located within Briton Ferry and encompasses a mix of residential areas, key community facilities, transport infrastructure, and undeveloped land. Notable features within the Site include the cemetery on Ynysymaerdy Road, Carreg Hir School, and several recreational facilities such as a public park, bowling green, sports clubs, football pitches, and allotments. Parts of the Site also comprise previously developed industrial land and critical transport infrastructure, including the A474 road and sections of the South Wales main railway line. The Site varies in elevation, averaging around 7 metres AOD, with the southeastern boundary of the Grandison Brook culvert reaching approximately 42 metres AOD. To the south of the Site lies an area of parkland and woodland, contributing to the natural landscape setting of Briton Ferry. Given the nature and scale of the Proposed Development, which aims to deliver essential flood alleviation measures to protect the local community and enhance resilience to climate-related flood risks, full planning permission is required.

As the Site exceeds 1 hectare in area, the Proposed Development constitutes a major development under Article 2 of The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (the 2012 Order). **Accordingly, there is a statutory requirement to undertake pre-application consultation (PAC) before the submission of the planning application.**

This PAC Report sets out the consultation activities undertaken by NPTC and their appointed planning, design, and environmental consultant, AtkinsRéalis, and demonstrates how the design of the Proposed Development has considered feedback and input received from specialist and community consultees.

1.1 Summary of Proposed Development

The Proposed Development comprises a series of integrated flood alleviation measures designed to reduce flood risk to properties and infrastructure along the Grandison Brook in Briton Ferry. The Proposed Development includes improvements to the existing culvert system, installation of new drainage and storage infrastructure, and the provision of flood defences and associated landscaping works. The key elements of the Proposed Development are as follows:

Culvert and Inlet Structure Installations

A new culvert will be installed along the highway and through green/open spaces, replacing some sections of the existing open channel. The new culvert will rejoin the existing watercourse downstream before discharging into the River Neath. This overarching arrangement is supported by a number of localised and associated works, as set out below:

- Localised raising of the existing bank along Rhodfa Clarke Walk by approximately 0.5m to assist in containing floodwaters.
- Excavation and replacement of existing culverts, along Ynysymaerdy Road. A new 1200mm diameter culvert will be installed in an open trench across the playing fields and through allotments behind Llansawel AFC grounds to Old Road, whilst the existing culvert in these areas will be cleaned and relined to increase longevity of the existing culvert system.
- Refurbishment of the existing inlet structure at Ynysymaerdy Road, replacing the galvanised steel trash and security screen with a new screen. The inlet structure will have a galvanised steel guardrail on top, an access ladder with a handhold to allow operatives to access and maintain the structure and will be secured by a 1.1m high galvanised access gate with mesh infill panels.
- The culvert at Pantyrheol Road will change size from a 1200mm diameter pipe culvert to twin culverts (1250 x 750mm). It will be installed across the road and through a gap between houses, continuing towards the railway corridor.
- A new 1750 x 1000 box culvert will be constructed east of the mainline railway, connecting to the existing brick arch culvert near Collins Street, with the land raised slightly along the route of the culvert. Gabion baskets will be used to support the earthworks.
- A concrete chamber will be constructed where the new box culvert connects to the existing brick arch culvert and will be around 2m above the existing ground. The culvert will outfall to the existing ditch and flow towards the District Line (freight) railway line further to the west.

Jersey Park

- Construction of a buried surface water storage tank beneath the play area, incorporating a new inlet structure, connecting pipework, and a new section of open watercourse with a pedestrian footbridge.



- Replacement of the parapet and handrail on the existing footbridge at Jersey Park, designed to be in keeping with the early 20th-century architectural character of the park and to accord with architectural aesthetic guidelines within the emerging Jersey Park Masterplan.

Penrhiwtin Flood Defence

- Formation of a flood defence bund with a crest level of 6.5m AOD to protect the railway line from elevated flood levels during extreme weather events.
- A small section of concrete retaining wall incorporated in part of the flood defence constructed above an existing culvert headwall.

Landscaping and Reinstatement

- Reinstatement of all disturbed areas along the construction corridor, particularly at road crossings, playing fields, and recreational areas.
- Selective tree removal within school grounds, near the cricket pitch, along Ynysmaerdy Road and in Jersey Park near the playground to accommodate construction works, with compensatory planting to be provided off the line of the new culvert to enhance biodiversity and visual amenity.

Together, these works will significantly enhance the hydraulic capacity of the Grandison Brook system, mitigate flood risk to local properties and infrastructure, and deliver long-term resilience to climate-induced flood events within Briton Ferry. The location plan and proposed red line boundary are illustrated in Figure 1-1.

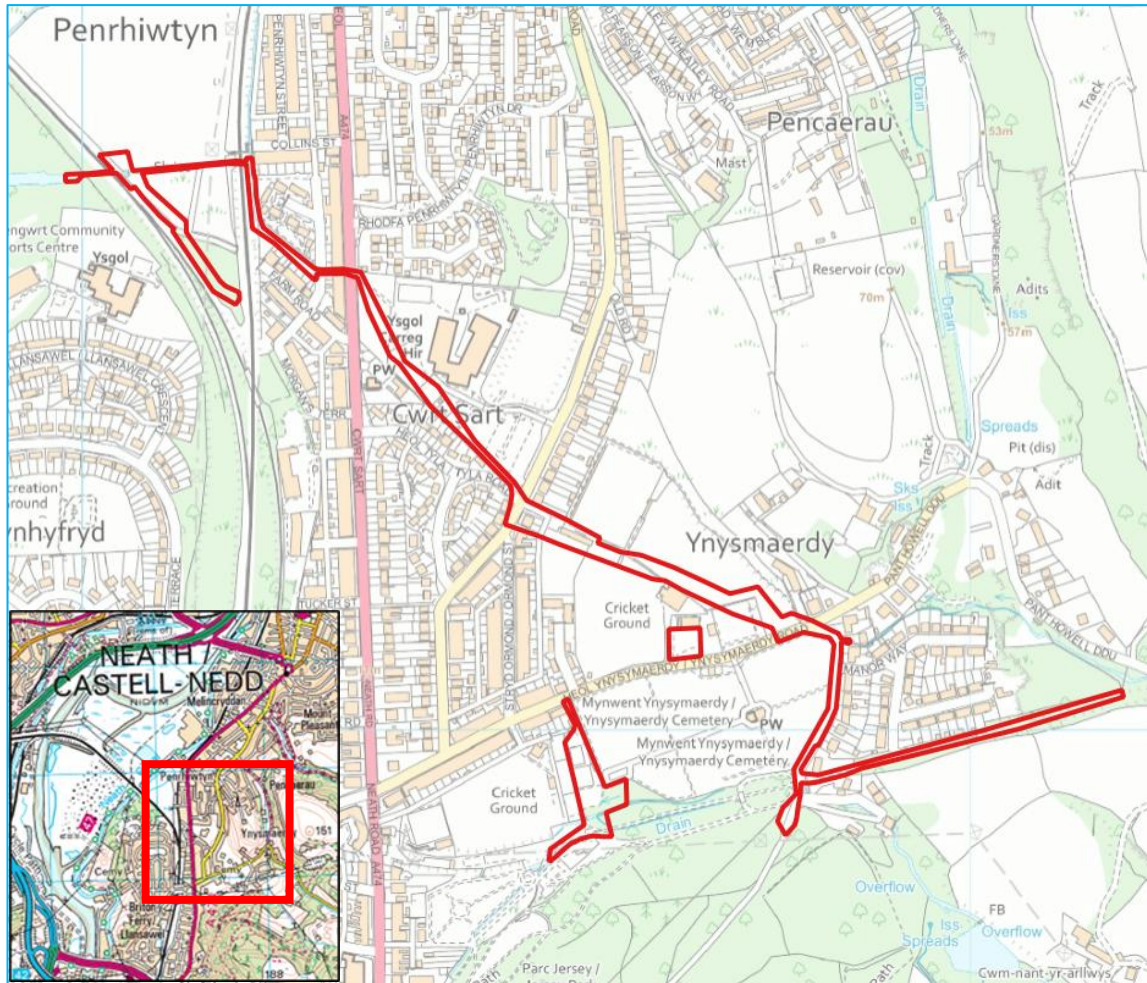


Figure 1-1 – Site Location plan and proposed red line boundary

2. Pre-Application Consultation

2.1 Introduction

The purpose of this section is to detail the statutory pre-application consultation (PAC) undertaken prior to submission of the full planning application for the Grandison Brook Flood Alleviation Scheme (the Proposed Development) in accordance with the requirements of the Planning (Wales) Act 2015.

The statutory consultation was coordinated by Neath Port Talbot Council (NPTC) with support from AtkinsRéalis and took place between 22 May 2025 and 20 June 2025, exceeding the minimum 28-day consultation period required under legislation. This consultation period ensured that specialist and community consultees were given an adequate opportunity to review and comment on the draft proposals before they were formally submitted. The following sections describe the consultation undertaken in line with relevant planning legislation and outline the steps taken to engage statutory bodies, local representatives, and the community.

2.2 Legislation

Part 4 of the Planning (Wales) Act 2015 inserts Section 61Z into the Town and Country Planning Act 1990 (TCPA 1990), establishing the requirement for statutory pre-application consultation for major developments in Wales. These procedures are set out in Part 1A of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (“the 2016 Order”), which amends the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (“the 2012 Order”). Articles 2C, 2D and 2F of the 2012 Order (as amended) outline the statutory obligations of an applicant to:

- Publicise the proposed application prior to submission;
- Consult community and specialist consultees; and
- Report on the outcomes of the statutory pre-application consultation.

The statutory pre-application consultation for the Proposed Development has been undertaken fully in accordance with these provisions.

Consultation has been carried out throughout the design of the Proposed Development with specialist consultees and community consultees. The two main strands to the consultation on the Proposed Development are as follows:

- Statutory pre-application consultation.
- A public consultation event at which details of the Proposed Development were presented to local stakeholders.

Pre-application consultation for the Proposed Development was held between Wednesday, 14 May 2025 and Wednesday, 11 June 2025. The purpose of the

consultation was to inform residents, local organisations, and statutory bodies of the proposed works and to provide an opportunity for feedback prior to submission of the full planning application.

The consultation was undertaken in accordance with the Planning (Wales) Act 2015 and the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended). Neath Port Talbot Council (NPTC), supported by AtkinsRéalis, led the consultation process, which combined both physical and digital engagement methods to maximise accessibility and participation.

2.2.1 Publicity and Notification

Letters notifying residents of the consultation were hand-delivered on Friday, 9 May 2025, to 150 properties in the vicinity of the Proposed Development. These notifications provided details of the consultation period, the scope of the work, and how to access further information or submit feedback.

Site notices advertising the pre-application consultation period were displayed across key local community locations on Friday, 9 May 2025, including:

- Briton Ferry RFC entrance.
- Briton Ferry Town Council Community Hall noticeboard.
- Jersey Park entrance and play park noticeboard.
- Ysgol Carreg Hir (school fences – east and west).
- Briton Ferry Library.

A map showing the locations where the site notices were erected is shown in *Appendix B*. These notices directed residents to the online consultation materials and provided contact details for further enquiries.

In addition, letters were hand-delivered to a number of key local organisations, including:

- Briton Ferry Town Cricket Club.
- Briton Ferry Rugby Football Club.
- Ysgol Carreg Hir School.
- Community Centre (Allotments).
- Ynysymaerdy Bowls Association.

2.2.2 Online Consultation and Media Engagement

To ensure accessibility, the consultation was also made available digitally on-line. The consultation website went live on 14 May 2025, hosted on the NPTC website under the “*Have Your Say*” platform. The dedicated webpage, titled “*The Grandison Brook Flood Alleviation Scheme – Neath Port Talbot Council*”, provided detailed project information, visual plans, and an online feedback form to collect responses from residents and stakeholders¹.

A press release and accompanying social media post were prepared by NPTC and issued on 13 May 2025 to raise public awareness of the consultation opportunity. The publicity material can be found in *Appendix D*.

2.2.3 Engagement with Specialist and Community Consultees

In addition to public engagement, specialist consultees were also formally notified of the consultation period in accordance with statutory requirements. Letters were sent to relevant bodies, including local sports and community organisations, as well as educational and recreational site operators within the affected area.

This approach ensured that both residents and key site stakeholders were fully informed of the Proposed Development and the potential implications for local amenities.

2.2.4 Full list of documents and drawings

The full list of documents and drawings publicised during the consultation is as follows:

- The application forms;
- Planning, Design and Access Statement (NE05_001-ATK-EAC-SWMWREC-RP-LP-000001);
- Construction Traffic Management Plan (NE05_001-ATK-EAC-SWMWREC-RP-LP-000002);
- Ecological Impact Assessment (NE05_001-ATK-EAC-SWMWREC-RP-LP-000002);
- Green Infrastructure Statement (NE05_001-ATK-EBD-SWMWREC-RP-LS-000001);

¹ [The Grandison Brook Flood Alleviation Scheme - Neath Port Talbot Council](#)

- Historic Environment Desk-based Assessment (NE05_001-ATK-EHR-SWMWREC-RP-LH-000002);
- Heritage Impact Assessment (NE05_001-ATK-EHR-SWMWREC-RP-LH-000003);
- Water Framework Directive Assessment (NE05_001-ATK-EWE-SWMWREC-RP-LW-000001);
- 2023/2024 Ground Investigation Report (NE05-001-ATK-GEN-SWMWREC-RP-CE-000003);
- EIA Screening Report (5192793);
- Flood Consequences Assessment (NE05_001-ATK-GEN-SWMWREC-RP-LW-000001);and
- Proposed drawings (see *Table 2-1*).

Table 2-1 - Proposed drawing list

Title	Drawing reference
Proposed Scheme Overview (Sheet 1 of 2)	NE05_001-ATK-GEN-DR-CD-000001
Proposed Scheme Overview (Sheet 2 of 2)	NE05_001-ATK-GEN-DR-CD-000002
Plan and Long Section - Sheet 1	NE05_001-ATK-GEN-DR-CD-000010
Plan and Long Section - Sheet 2	NE05_001-ATK-GEN-DR-CD-000011
Plan and Long Section - Sheet 3	NE05_001-ATK-GEN-DR-CD-000012
Plan and Long Section - Sheet 4	NE05_001-ATK-GEN-DR-CD-000013
Plan and Long Section - Sheet 5	NE05_001-ATK-GEN-DR-CD-000014
Plan and Long Section - Sheet 6	NE05_001-ATK-GEN-DR-CD-000015
Plan and Long Section - Sheet 7	NE05_001-ATK-GEN-DR-CD-000016
Plan - Sheet 8	NE05_001-ATK-GEN-DR-CD-000017
Inlet Structure - Cul_0015 - General Arrangement	NE05_001-ATK-GEN-DR-CD-000020
Inlet Structure - Cul_0015 - General Arrangement - Proposed Details Sheet 1 of 2	NE05_001-ATK-GEN-DR-CD-000021
Inlet Structure - Cul_0015 - General Arrangement - Proposed Details Sheet 2 of 2	NE05_001-ATK-GEN-DR-CD-000022
SW MH21 - General Arrangement - General Arrangement Plan	NE05_001-ATK-GEN-DR-CD-000070
SW MH21 - Proposed Details (Sheet 1 of 1)	NE05_001-ATK-GEN-DR-CD-000071
Brook Court - SW MH19 -SW MH20 Plan and Cross Sections	NE05_003-ATK-GEN-DR-CD-000073

Title	Drawing reference
Retaining Wall at NR Culvert (NR ID SDI1 207 01) - General Arrangement & Sections	NE05_001-ATK-GEN-DR-CD-000120
Culvert Repairs at NR Culvert (NR ID SWM2 206 78) - General Arrangement & Details	NE05_001-ATK-GEN-DR-CD-000130
Brook Court - DCWW Foul Sewer Diversion - General Arrangement	NE05_001-ATK-GEN-DR-CD-000140
Typical Details - Sheet 1 of 3	NE05_001-ATK-GEN-DR-CD-000200
Typical Details - Sheet 2 of 3	NE05_001-ATK-GEN-DR-CD-000201
Typical Details - Sheet 3 of 3	NE05_001-ATK-GEN-DR-CD-000202
Jersey Park - Below Ground Attenuation General Arrangement (Sheet 1 of 2)	NE05_001-ATK-GEN-DR-CD-000310
Jersey Park - Below Ground Attenuation General Arrangement (Sheet 2 of 2)	NE05_002-ATK-GEN-DR-CD-000311
Jersey Park - Below Ground Attenuation - Sections (Sheet 1 of 2)	NE05_003-ATK-GEN-DR-CD-000312
Jersey Park - Below Ground Attenuation - Sections (Sheet 2 of 2)	NE05_004-ATK-GEN-DR-CD-000313
Jersey Park - Below Ground Attenuation - Drainage Details (Sheet 1 of 2)	NE05_005-ATK-GEN-DR-CD-000314
Jersey Park - Below Ground Attenuation Drainage Details (Sheet 2 of 2)	NE05_006-ATK-GEN-DR-CD-000315

2.3 Consultation Timeline and Engagement Activities

22 May 2025 – The first round of statutory consultation letters and emails was issued by NPTC to the following specialist and community consultees:

- Natural Resources Wales (NRW).
- Cadw (Welsh Government's Historic Environment Service).
- Heneb (Glamorgan-Gwent Archaeological Trust).
- Mid and West Wales Fire & Rescue Service.
- County Councillors.
- Briton Ferry Town Council and other relevant ward representatives.
- NPTC Planning Department.

29 May 2025 – The consultation period was formally extended to 20 June 2025, ensuring a full 28-day statutory period. NPTC also publicised the consultation via

social media, including the Council’s official Facebook page: “Have your say on a Flood...” to raise awareness among residents².

5 June 2025 – A further round of consultation letters was distributed by NPTC to additional specialist consultees, including the Coal Authority (now Mining Remediation Authority).

10 June 2025 – A community consultation event was held at Briton Ferry Rugby Club from 14:00 to 19:00. The event was attended by representatives from Briton Ferry Town Council, AtkinsRéalis, and NPTC. The event provided residents and stakeholders with an opportunity to view the proposed flood alleviation measures, ask questions, and provide feedback.

13 June 2025 – Additional consultation letters were issued to the following specialist consultees:

- Network Rail.
- Sport Wales.
- Dŵr Cymru Welsh Water.

17 June 2025 – A follow-up email was sent by NPTC to NPTC-Highways to ensure inclusion of the authority’s technical feedback regarding road and drainage implications.

20 June 2025 – The statutory consultation period formally closed. All consultees were provided with electronic access to the draft planning documents, plans, and supporting technical reports via NPTC’s secure online platform.

2.4 Summary

The pre-application consultation was carried out fully in compliance with Section 61Z of the Town and Country Planning Act 1990 (as amended) and the associated articles of the Development Management Procedure (Wales) Order 2012 (as amended).

This process ensured that all relevant specialists and community consultees were given the opportunity to comment on the Proposed Development prior to submission. Feedback received during this consultation has been considered by NPTC and AtkinsRéalis in refining the final design of the Proposed Development, helping to ensure that the proposals respond appropriately to technical, environmental, and community concerns.

The combination of **direct resident notifications, on-site notices, and digital consultation tools** ensured broad awareness and accessibility across the Briton Ferry community.

² [Have your say on a Flood... - Neath Port Talbot Council | Facebook](#)

Feedback gathered through the consultation period has informed the refinement of the final design for the Proposed Development, ensuring that the project responds appropriately to local concerns while achieving its objective of reducing flood risk and enhancing community resilience within Pantyrheol and the wider Briton Ferry area.

3. Consultation with Specialist Consultees

As part of the statutory pre-application consultation process, consultation was undertaken with specialist consultees. Key responses received from those specialist consultees have been summarised below.

3.1 Coal Authority Response

The Coal Authority (now the Mining Remediation Authority) was consulted on the Proposed Development.

In its response dated 5 June 2025, the Coal Authority confirmed that it had reviewed the accompanying Ground Investigation Report (AtkinsRéalis, November 2024). The report identifies the presence of thick coal outcrops within the site but confirms that all coal seams encountered during investigation were intact and that there was no evidence of historic mine workings.

Based on the findings, the Coal Authority considers the risk from shallow mine workings to be low. The Authority notes that appropriate vigilance during earthworks has been identified and therefore concludes that, should the Ground Investigation Report accompany any future planning application, the Authority would be likely to no object to the Proposed Development (*refer to Appendix F.1*).

3.2 Fire and Rescue Authority Response

The Mid and West Wales Fire and Rescue Authority was consulted regarding the Proposed Development on 22 May 2025. In its formal response on 4 June 2025, the Authority confirmed that it had reviewed the submitted site plans and accompanying information.

The Fire and Rescue Authority did not object to the Proposed Development and made no specific comments in relation to access for fire appliances or water supplies. The Authority referred the Local Planning Authority and the Applicant to its current standing advice on fire safety and site access considerations.

The response advised that the Applicant should ensure adequate water supplies and vehicle access for firefighting purposes are provided within the scheme design. Reference is made to national guidance, including:

- *National Guidance Document on the Provision of Water for Firefighting (3rd Edition, January 2007)*.
- UK Fire and Rescue Service guidance (www.ukfrs.com).

The Authority further advised that the Applicant should liaise with the Health and Safety Executive and Local Authority Building Control to ensure compliance with relevant safety standards. (*refer to Appendix 6.F.2*)

3.3 Natural Resources Wales Response

On 22 May 2025, Natural Resources Wales (NRW) was consulted on the Proposed Development under Article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended). The response from NRW was received on 20 June 2025 (*refer to Appendix F.3*).

Following review of the submitted information, including the Ecological Impact Assessment (Ref: 60940B, July 2022), NRW raised several concerns and recommended that additional information be provided within the planning application as set out below.

3.3.1 Protected Species (Bats)

The ecological assessment provided as part of the pre-application consultation identified potential for bat presence on the Site.

NRW concurred that further survey work was required to assess the impact of the Proposed Development on bats, which are European Protected Species.

Additional surveys should follow best-practice guidance, and if bat activity is confirmed, appropriate avoidance, mitigation, or compensation measures must be included.

Without this information, NRW was unable to confirm that the Proposed Development would maintain bats at a favourable conservation status and may object to the planning application.

Following the consultation response from NRW, a survey of potential bat roost features at the Site was undertaken in February 2026 and April 2026. The findings of the assessment were that no bat roosts were discovered in the trees inspected and that the planned felling of, or other works to, the trees would have no impact on any roosting bats.

3.3.2 Pollution Prevention and Construction Management

NRW considers there to be a significant risk of pollution to controlled waters during construction due to the scale of works in and adjacent to watercourses.

NRW requested that a Construction Environmental Management Plan (CEMP) be submitted prior to commencement of Proposed Development. The CEMP should detail methods for site management, biodiversity protection, soil handling, pollution prevention, and construction phasing.

NRW provided a model condition requiring the submission and implementation of an approved CEMP to protect the environment during construction.

3.3.3 Ordinary Watercourse and Drainage

NRW identified the presence of an ordinary watercourse within the Site and recommended early engagement with the Local Authority Drainage Department. During the pre-application phase the Applicant, as the drainage body, has engaged with members of the drainage department within the local authority who will be consulted on the planning application.

Consultation with the Local Authority's ecologist is also advised to ensure appropriate buffer zones and pollution control measures are included.

3.3.4 Contaminated Land

NRW notes that the Site lies on or near **potentially contaminated land**. Conditions are recommended requiring:

- Preliminary and detailed risk assessments;
- Site investigations and remediation strategies; and
- Verification and contingency plans for unexpected contamination. These measures are necessary to protect **controlled waters** from contamination risks.

3.3.5 Groundwater and Drainage Design

Groundwater is expected to be shallow (1–2 metres below ground level), which may affect buried drainage infrastructure.

NRW advised that no infiltration drainage should be permitted unless demonstrated to pose no risk to controlled waters, and a condition to this effect should be attached to any consent.

3.3.6 Flood Risk

The Site lies within Flood Zones 2 and 3 (Rivers and Sea). NRW acknowledged that the Lead Local Flood Authority (LLFA) is responsible for the design and delivery of the Proposed Development and confirmed that the hydrological modelling and FCA are satisfactory.

No Flood Risk Activity Permit is required as works relate to an ordinary watercourse, and consent will fall under the LLFA's jurisdiction.

3.3.7 Ancient Woodland and Other Environmental Matters

NRW notes an area of ancient woodland in the vicinity of the Site and directs the Applicant to its published advice on avoiding impacts to these habitats.



NRW reserves the right to amend its advice should further information be provided. Applicants are reminded that all other necessary permits, consents, and licences must be obtained separately.

3.3.8 Summary

NRW has **no objection in principle** to the Proposed Development but highlighted the need for additional ecological information, particularly regarding bats, and recommended planning conditions relating to construction management, contaminated land, and groundwater protection. Failure to address these matters in the planning submission could result in a formal objection. Following the consultation response from NRW, an assessment of potential bat roost features has concluded that the planned felling of, or other works to, the trees would have no impact on any roosting bats.

3.4 Network Rail

Network Rail has confirmed no objection in principle to the Proposed Development in an email response dated 14 July 2025. A Basic Asset Protection Agreement is understood to be in place to govern the works. Any activities in or around the culvert should be undertaken in consultation with Network Rail's Drainage, Structures, and Asset Protection teams to ensure compliance with their requirements. (refer to Appendix F.4)

3.5 Heneb

Following receipt of the draft planning application documents on 22 May 2025, Heneb requested more detail on the archaeological evaluation proposed at the Site. The specification for the evaluation was forwarded to Heneb and it confirmed that the scope of the evaluation was acceptable (refer to Appendix F.5).

3.6 Dwr Cymru Welsh Water's (DCWW)

DCWW's preference was for the layout to be changed rather than to divert the public sewers and potable water supply assets affected by Proposed Development. A change to the layout of the Proposed Development to avoid affecting DCWW assets is so substantial that it would be impractical and unviable. Therefore, diversions of DCWW's assets are the proposed solution and liaison with DCWW is ongoing to enable the diversions to take place (refer to Appendix F.6) and to ensure acceptability of the Proposed Development by DCWW.

3.7 NPTC Highway

On 22 May 2025 NPTC Highways Department was consulted regarding the Proposed Development, which includes a speed hump on Ynysmaerdy Road, just north of Briton Ferry Rugby Club. The proposed road hump at 350 mm high would not comply with the Road Hump Regulations. Accordingly, the design was reviewed, amended, and



further liaison carried out with the NPTC Highways Department (*refer to Appendix F.7*) to ensure acceptability of the Proposed Development by NPTC Highways.

4. Community Survey

A community survey was undertaken to gather views from residents and stakeholders on the Proposed Development. Respondents were asked about their understanding of the Proposed Development, concerns about flood risk, and opinions on the current flood defences and proposed works. A range of demographic information was also collected to ensure diverse representation.

A total of **nine responses** were received, primarily from residents local to the proposed works area, including those living along the Incline, Ynysmaerdy Road, and near Jersey Park. Respondents represented a range of ages (25–84 years), with no specific impacts on equality identified.

Awareness and Understanding

Most respondents did not feel they had received enough information about the Proposed Development. Several people asked for clearer plans, detailed reports on property impacts, and public meetings to explain the proposals. Following the launch of the community survey, a public meeting was held to provide attendees with more information on the Proposed Development and its impacts and provide attendees with the opportunity to talk with the project team.

One respondent had been unable to attend consultation events but had reviewed materials online.

Concern About Flood Risk

The majority of respondents were concerned about flooding in Briton Ferry. While some residents acknowledged that flood prevention is welcome and necessary, others questioned whether the proposed level of intervention is proportionate to the risk.

One respondent suggested that regular maintenance and clearance of Grandison Brook would prevent most flooding without the need for major new works.

Views on the Current Flood Infrastructure

Most respondents felt that the existing infrastructure “**could be significantly improved**”.

Key Issues Raised

The most frequently mentioned issues related to land ownership, property impacts, disruption during works, and the design approach. Key points included:

Land ownership and consultation



- The owners of land at the western end of the Incline (Ynysymaerdy Road) raised serious concerns that the proposals encroach on their registered land (Land Registry ref. WA141005) without prior contact. They requested that the design be amended to avoid their property. Accordingly, the design has been amended.
- Concerns were expressed about the proximity of works to private garages and the potential structural impact on homes.
- Respondents asked that Jersey Park and children's play areas be reinstated to a better standard following construction. This will be achieved by replacing the current surface with a safer rubberised surface and installing new play equipment.
- Temporary play provision was suggested during the works period. For safety reasons, the whole of the childrens' play area needs to be closed off during construction in that location. Therefore, the provision of temporary play provision is not feasible. This will have a temporary adverse impact on access to childrens' play areas. This temporary impact will be mitigated by alternative children's play areas that are already available in the locality.

Hydraulic design and maintenance

- Several respondents queried the management of debris and overflow risk, particularly in relation to screens, culverts, and attenuation systems. Suggestions included:
 - Installing screens to prevent blockages.
 - Consider natural flood management measures such as leaky dams or upstream retention ponds near Mynydd y Gaer to reduce flow rates. These potential solutions were considered at the optioneering stage but did not provide sufficient mitigation for the volumes of flood flows being generated.
 - Residents raised concerns about noise, disruption, and access issues during construction, particularly in narrow residential areas. A Construction Traffic Management Plan (CTMP) has been prepared to support the planning application identifying measures to minimise disruption in local accessibility during construction of the Proposed Development. Measures include the establishment of different compound locations to minimise the number of trips across the site, programming and phasing of the works so that sections of work can be completed to reduce the level and duration of disruption to localised areas at any one time. Consultation with residents will take place to give advanced warning of temporary reduction in on-street parking and consideration will be given to special provisions to mitigate the impact of traffic management on anyone with limited mobility or health frailties.

Summary

In summary, while the community recognises the need for flood alleviation in Briton Ferry, there is a strong desire for better communication, sensitive design refinement, and assurances around property impacts and local amenity protection. Feedback has been constructive, highlighting opportunities to improve the Proposed Development through more inclusive engagement and careful consideration of local environmental and social factors.



5. Consultation Comments and Responses

5.1 Community Consultees

A number of responses were received from residents, local groups, and statutory consultees as part of the pre-application consultation for the Proposed Development. The consultation sought views on the proposed design, construction impacts, and ongoing maintenance arrangements. Comments were received from residents, the bowls and rugby clubs, and nearby landowners.

No objections were received that would require significant changes to the overall design of the Proposed Development. However, several localised design amendments and post-determination actions have been identified in response to the feedback received.

The issues raised by consultees can be grouped into six key themes, as summarised below.

Land ownership and access

- A resident stated that the Proposed Development as presented would take place on their land and that they had not been consulted .
- The project team arranged a topographical survey and boundary assessment. Further discussions during the drop-in event on 10 June 2025 confirmed that the headwall and ditch would be relocated to avoid private land, including a design amendment to move the structures. The location of the proposed headwall and ditch have been amended accordingly.

Impact on community facilities

- The local bowls club queried potential impacts on their facilities. The Applicant explained that works would not disrupt play and that the manhole on the pitch would be structurally lined and made safe. Therefore, this aspect of the design has been retained as proposed and no objection from the club has been received.
- The rugby club requested that the proposed culvert alignment be moved closer to the pitch boundary. It was agreed to review this request with the local authority. The design has been amended to reduce impact on the playing area. In addition there is a manhole associated with the existing culvert within the pitch which will be made redundant ensuring that the pipe which passes through the manhole is sealed.
- The alignment of part of the proposed culvert has been moved southwards to reduce its impact on potential plans to build a platform with a bar at Llansawel FC.

Property and flood concerns



One resident raised concerns regarding the effect on their property when a flood exceeding the design event results in water overflowing from the existing inlet structure. A minor adjustment has been made to the design to give residents the reassurance that when a flood exceeds the design event that the water overflowing the inlet structure is not directed towards their property.

Safety and antisocial behaviour

Residents requested that fencing at the Grandison Brook entrance be retained to prevent antisocial access. It was agreed that any fencing removed to enable temporary access during construction will be replaced to discourage antisocial access.

Environmental and ecological considerations

Comments were received regarding the need for further bat surveys. Following receipt of those comments a survey of potential bat roost features has concluded that the planned felling of, or other works to, the trees would have no impact on any roosting bats. Following planning approval, a Construction Environmental Management Plan (CEMP) will be prepared, and this will include detailed mitigation measures including the requirement to develop a precautionary method of working and for pre-construction checks to be undertaken by a qualified ecologist.

A comment was made on the need to properly consider pollution. The CEMP will identify a range of mitigation actions to avoid or minimise pollution risk including soil management, resource management, noise and vibration control measures; dust minimisation, measures to limit light pollution and measures to protect water quality.

Design and drainage matters

The highway authority raised concerns about the use of a 300m high road hump and cattle grid. The design has been amended by replacing the proposed 300mm high road hump with a flat-topped 100m high hump on the road and over the footway and reprofiling the carriageway to crossfall towards a new ditch in order to direct runoff north-westwards.

Summary

Overall, community responses were constructive and generally supportive of the proposed flood alleviation measures. Most issues raised related to detailed design refinements, access arrangements, and local environmental considerations. None of the comments received during the consultation has resulted in major alterations to the overall design of the Proposed Development. All relevant feedback has either been incorporated into minor design amendments or will be addressed through the discharge of planning conditions and detailed design work.

5.2 Landowners and Occupiers

In accordance with Article 2C of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended), AtkinsRéalis, on behalf



of NPTC undertook a statutory Pre-Application Consultation (PAC) for the Proposed Development.

The consultation period ran from 14 May 2025 to 11 June 2025. During this time, landowners and tenants within or adjacent to the Proposed Development Site were formally notified of the draft planning application. A copy of the consultation letter can be found in Appendix A. The properties within or adjacent to the Proposed Development Site to which notification letters were sent are shown on the mapping in Appendix C.

A statutory notice was issued, and site notices were displayed for the duration of the consultation period. A copy of the site notice can be found in Appendix A. Photographs of the site notices erected can be found in Appendix E.

Consultation materials were made available on the NPTC website (<https://www.npt.gov.uk/council/have-your-say/consultations/>). Stakeholders were invited to review the draft application and submit feedback via:

- The online feedback questionnaire,
- Email to GrandisonFAS@atkinsrealis.com, or
- Written correspondence to the Grandison Brook FAS Project Team, AtkinsRéalis, Floor 4, West Glamorgan House, 12 Orchard Street, Swansea, SA1 5AD.

All comments received by 11 June 2025 were reviewed and considered before finalising the design considerations and planning application.

5.3 Specialist Consultees

The notification invited specialist consultees to review and comment on the draft planning application and supporting documentation during the consultation period (May 2025 – June 2025). (see *Appendix F*)

The draft planning application was made available via the NPTC consultation webpage: <https://www.npt.gov.uk/council/have-your-say/consultations/>

Specialist consultees were invited to provide feedback using the online questionnaire, by emailing GrandisonFAS@atkinsrealis.com, or by post to the Grandison Brook FAS Project Team, AtkinsRéalis, Floor 4, West Glamorgan House, 12 Orchard Street, Swansea, SA1 5AD, no later than 11 June 2025.

Each consultee was advised of the opportunity to request further discussion or a meeting with the NPTC Flood Risk Team via environment@npt.gov.uk, should additional clarification or technical engagement be required.

All responses received from specialist consultees have been reviewed and where appropriate, the design has been amended. Further details are provided in the next section.



6. Design Changes

As a result of feedback received during the statutory pre-application consultation (PAC) process, several minor amendments and clarifications have been made to the design of the Proposed Development. These amendments respond directly to comments from Specialist Consultees, Neath Port Talbot Council officers, and community stakeholders. The changes ensure that the Proposed Development appropriately addresses technical, environmental, and amenity considerations while maintaining its core flood alleviation objectives.

Amendment 1: Relocation of Ditch and Headwall at Ynysymaerdy Farm Cottage

In response to comments regarding proximity to private property, the proposed ditch and headwall south of Ynysymaerdy Farm Cottage at the Incline have been repositioned to ensure they are located further away from private land boundaries.

This modification is reflected in Drawing No. NE05_001-ATK-GEN-SWNWREC-DR-CD-000017 (draft) and helps to minimise potential encroachment issues while maintaining hydraulic efficiency and accessibility for maintenance.

Amendment 2: Modification of Road Design at Ynysymaerdy Road

Following feedback from the NPTC Highways Officer, the design of the proposed traffic calming and drainage features along Ynysymaerdy Road has been refined. The originally proposed 300mm high road hump has been replaced with a combination of a roadside ditch, adjusted road cambering, and a 100mm high flat-top road hump to improve safety, drainage performance, and vehicle accessibility. The drainage cattlegrid proposal was also removed.

These revisions are detailed in Drawing No. NE05_001-ATK-GEN-SWMWREC-DR-CD-000015.

Amendment 3: Removal of footway proposal

At one stage in the design evolution a non-standard width footway was proposed to run along Ynysymaerdy Rd near the cemetery. During face-to-face consultation concerns were raised about the adverse impact of this on the width of the road and the ability to park cars in that location. In view of these concerns the proposed footway has been removed from the Proposed Development, and, in its place, minor regrading of the road is proposed to control water flow.

Amendment 4: Culvert alignment near Llansawel FC

The alignment of part of the proposed culvert has been moved southwards to reduce its impact on potential plans to build a platform with a bar at Llansawel FC.

Further Ecological Survey and Assessment

In response to advice from **Natural Resources Wales (NRW)** and the **NPTC Ecologist**, the ecological assessment work has been expanded to address specific points raised during consultation. The following actions have been undertaken:

- Ground-level tree assessments to identify potential bat roost features in all trees affected by the Proposed Development.

In response to consultation feedback the following actions are scheduled for completion prior to the commencement of construction:

- Preparation of a compensatory tree planting scheme, with a ratio of three replacement trees for every one removed, matching species type and size where feasible, to ensure no net loss of tree cover and to enhance local biodiversity.
- A tree protection scheme, at Jersey Park will be incorporated within the works to protect trees in close proximity to excavated areas.
- A Construction Environmental Management Plan (CEMP) will be submitted for approval to protect the environment during construction. The CEMP will comprise detailed mitigation measures including the requirement to develop a precautionary method of working and for pre-construction checks to be undertaken by a qualified ecologist.

Summary

The PAC process has provided valuable feedback from consultees and the community, allowing the project team to make targeted refinements that enhance the Proposed Development's environmental performance, safety, and community benefit. The above amendments represent proportionate design responses to specific consultation comments, ensuring that the Grandison Brook Flood Alleviation Scheme is both technically robust and sensitive to local needs and environmental considerations.

A decorative graphic consisting of several overlapping squares in various shades of blue. The squares are arranged in a way that creates a sense of depth and layering. The letters 'ES' are prominently displayed in a bold, white, sans-serif font, positioned in the upper right area of the graphic.

ES

Appendix A. Site Notice/ Landowners and Occupiers Letter





AtkinsRéalis



OUR REFERENCE:
NE05-001-ATK-LSI-SWMWREC-LN-ZH-000001

YOUR REFERENCE:

6 May 2025

Dear Sir/Madam

RE: PRE-APPLICATION CONSULTATION ON GRANDISON BROOK FLOOD ALLEVIATION PROJECT, BRITON FERRY: (14 MAY 2025 – 11 JUNE 2025)

On behalf of Neath Port Talbot Council and in accordance with article 2C of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended), AtkinsRéalis is carrying out a statutory Pre-Application Consultation on the Grandison Brook Flood Alleviation Project from 14th May 2025 – 11th June 2025.

Comments will then be reviewed before the planning application is finalised and submitted to the Local Planning Authority / Neath Port Talbot Council.

Enclosed is the statutory notice that is being sent to landowners/tenants within or adjacent to the land where the proposed development is located, with the opportunity to comment directly on a draft of the planning application prior to its formal submission to the Local Planning Authority. Site notices will also be displayed for the duration of the consultation period.

Please review the consultation material at <https://www.npt.gov.uk/council/have-your-say/consultations/> and use the feedback questionnaire provided or alternatively, email comments to GrandisonFAS@atkinsrealis.com or write to the Grandison Brook FAS Project Team, AtkinsRéalis, Floor 4, West Glamorgan House, 12 Orchard Street, Swansea, SA1 5AD by 11th June 2025.

Yours faithfully

R.A. Wlog

AtkinsRéalis
West Glamorgan House
12 Orchard Street
Swansea
SA1 5AD
Tel: +44 (0)1792 841172
Fax: +44 (0)1792 472019
GrandisonFAS@atkinsrealis.com

SCHEDULE 1B

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

(as amended)

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D

(to be served on owners and/or occupiers of adjoining land and community consultees; and displayed by site notice on or near the location of the proposed development)

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

The proposed development of a new surface water drainage scheme termed the 'Grandison Brook Flood Alleviation Scheme'.

The proposed development of a new buried culvert from Ynysmaerdy Road, through land at Briton Ferry Rugby and Cricket club, allotments, Carreg Hir School, crossing ~~Pantyrheol~~ Road to Farm Road and towards Network Rail land at ~~Penthiwin~~. The development will include a flood bund and new wall on land at ~~Penthiwin~~ alongside the railway track and bank raising alongside the Incline at Ynysmaerdy Road. A buried storm attenuation tank is to be installed below the playground in Jersey Park and some ditch works will also be carried out in Jersey Park along with a pedestrian footbridge over the ditch. Community enhancements will be provided at ~~Llansawel~~ AFC to improve parking and access.

I give notice that Neath Port Talbot Council is intending to apply for planning permission to the LPA.

You may inspect copies of:
- the proposed application;
- the plans; and
- other supporting documents

online at <https://www.npt.gov.uk/council/have-your-say/consultations/> and computer facilities are available to view this information online at Briton Ferry Community Library, Neath Road, Briton Ferry, Neath Port Talbot, SA11 2AQ

Monday 10am – 4.30pm
Tuesday 10am – 4.30pm
Thursday 10am – 4.30pm
Friday 10am – 4.30pm
Saturday 10am – 12pm

The statutory Pre-application Consultation will formally commence on 14th May 2025 and will run for a period of 28 days until 11th June 2025.

Anyone who wishes to make representations about this proposed development must write to the agent via email at GrandisonFAS@atkinsrealis.com or by post. Grandison FAS Project Team, AtkinsRéalis, Floor 4, West Glamorgan House, 12 Orchard Street, Swansea, SA1 5AD by 11th June 2025.



Appendix B. Site Notice Locations

Site notices were displayed on Friday, 9th May for no less than 28 days in the following locations:

- Briton Ferry RFC Entrance
- Briton Ferry Town Council Community Hall noticeboard
- Entrance to Jersey Park
- Jersey Park play park noticeboard
- Ysgol Carreg Hir – school fence (west & east)
- Briton Ferry Library

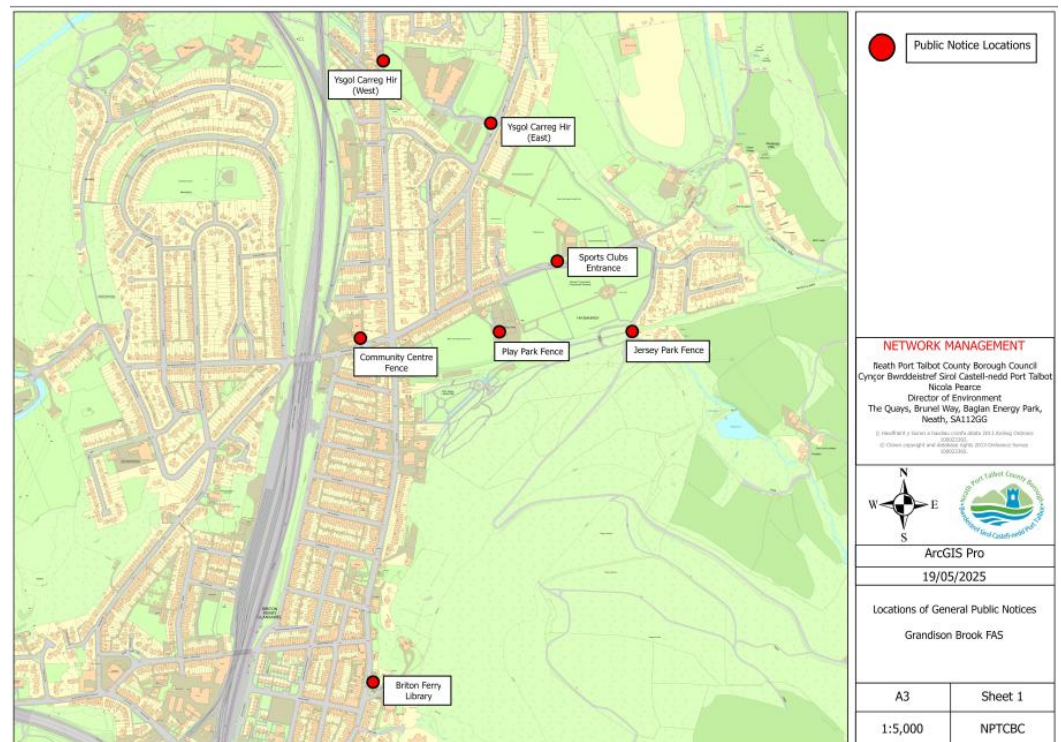


Figure B-1 - Public Site Notice locations

Appendix C. Properties requiring letter drop



Figure C-1 - Properties requiring letter drop (1)

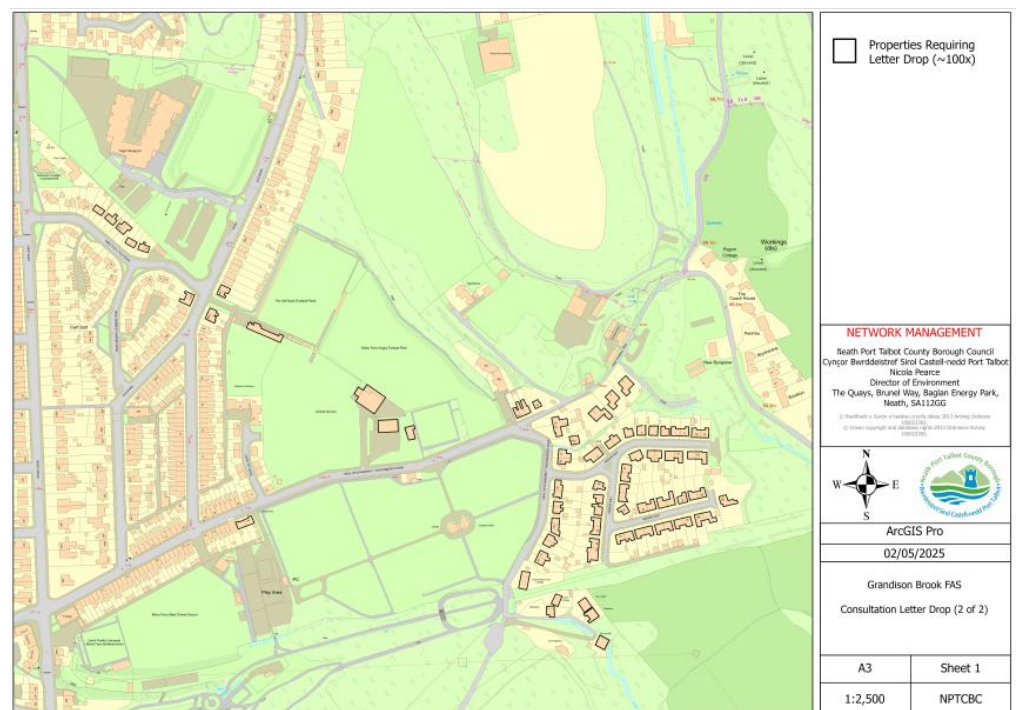


Figure C-2 - Properties requiring letter drop (2)

Appendix D. Publicity Material

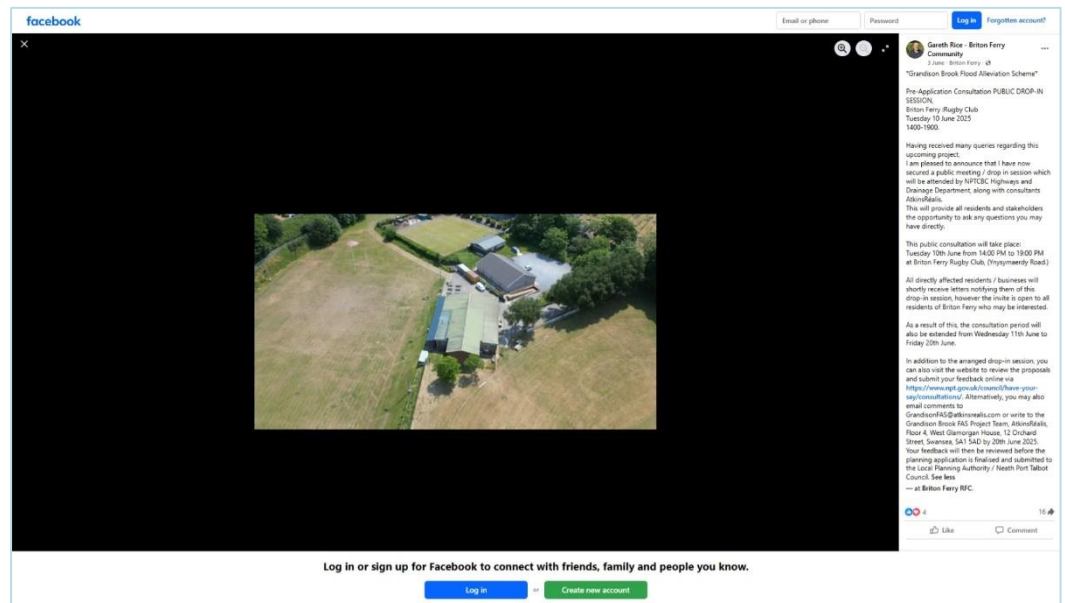
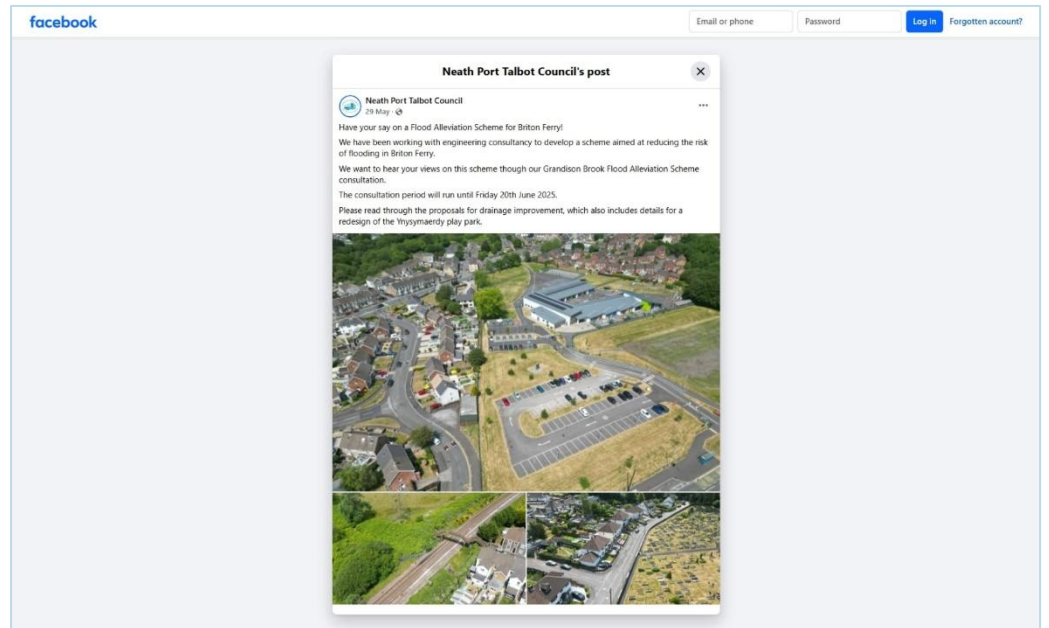


Figure D-1 - NPTC publicity for community consultation event

Appendix E. Site Notices

E.1 Briton Ferry RFC

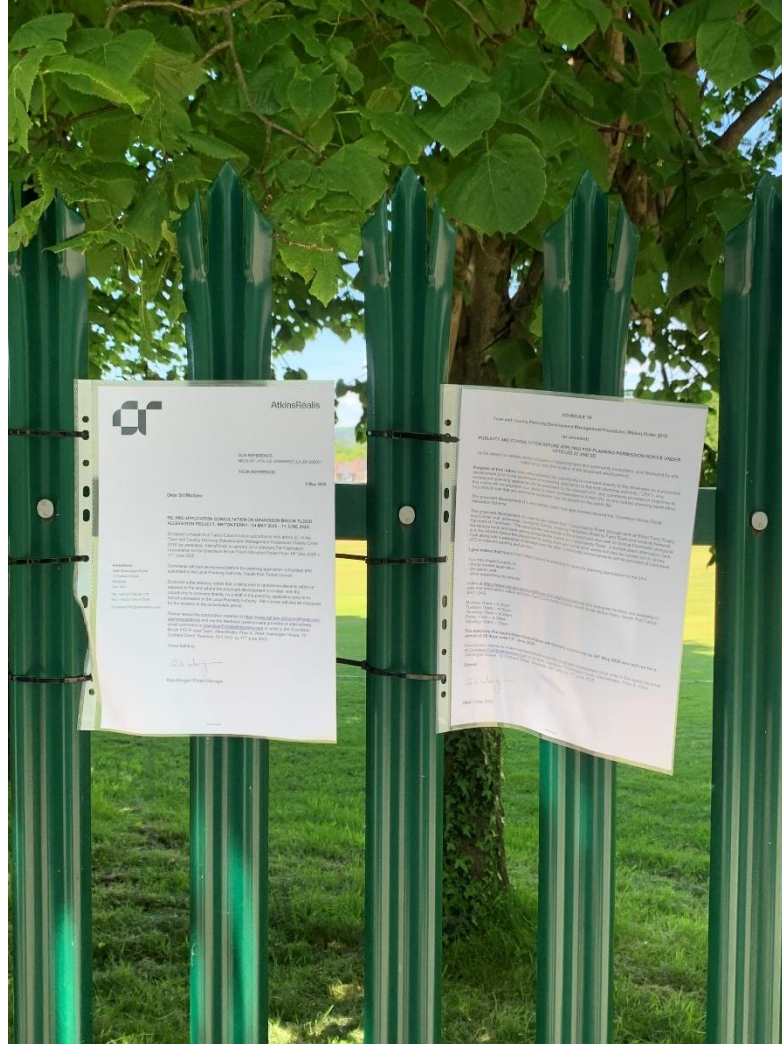


Figure E-1 – Briton Ferry RFC site notice

E.2 Briton Ferry Town Council

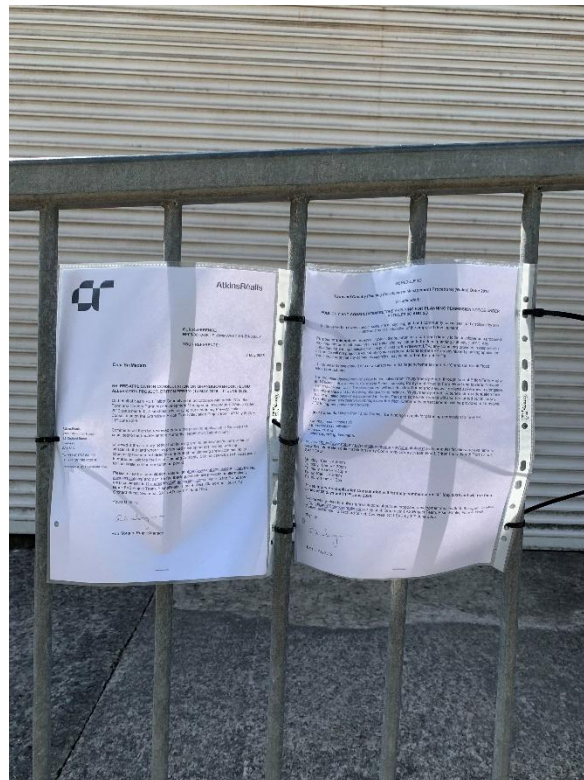


Figure E-2 – Briton Ferry Town Council site notice

E.3 Jersey Park from Ynysymaerdy Road

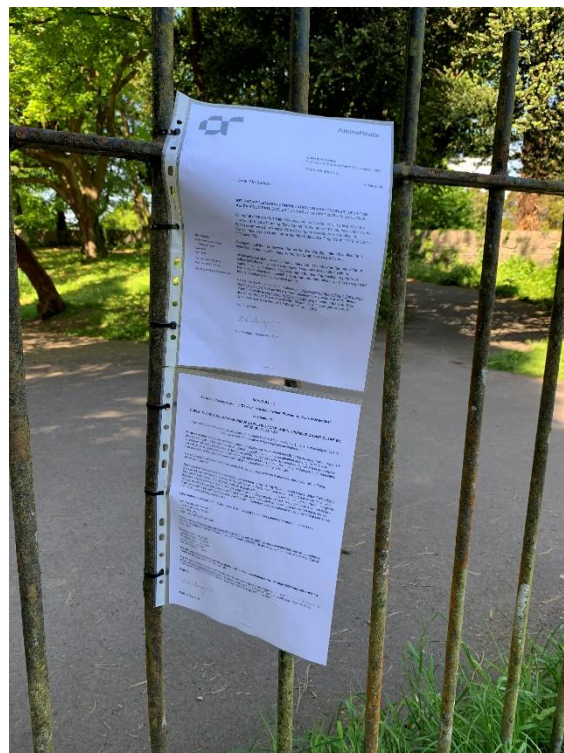


Figure E-3 – Jersey Park site notice

E.4 Jersey Park Kids Playground

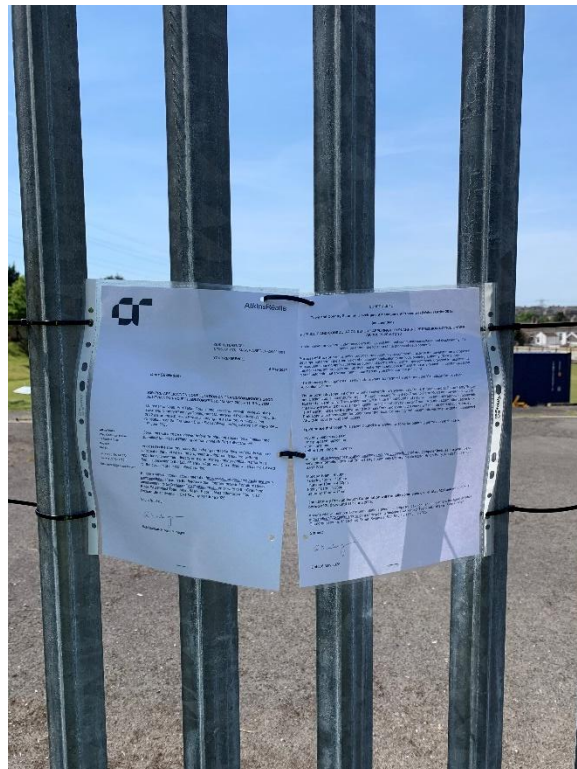


Figure E-4 – Jersey Park kids' playground site notice

E.5 Ysgol Carreg Hir (West)

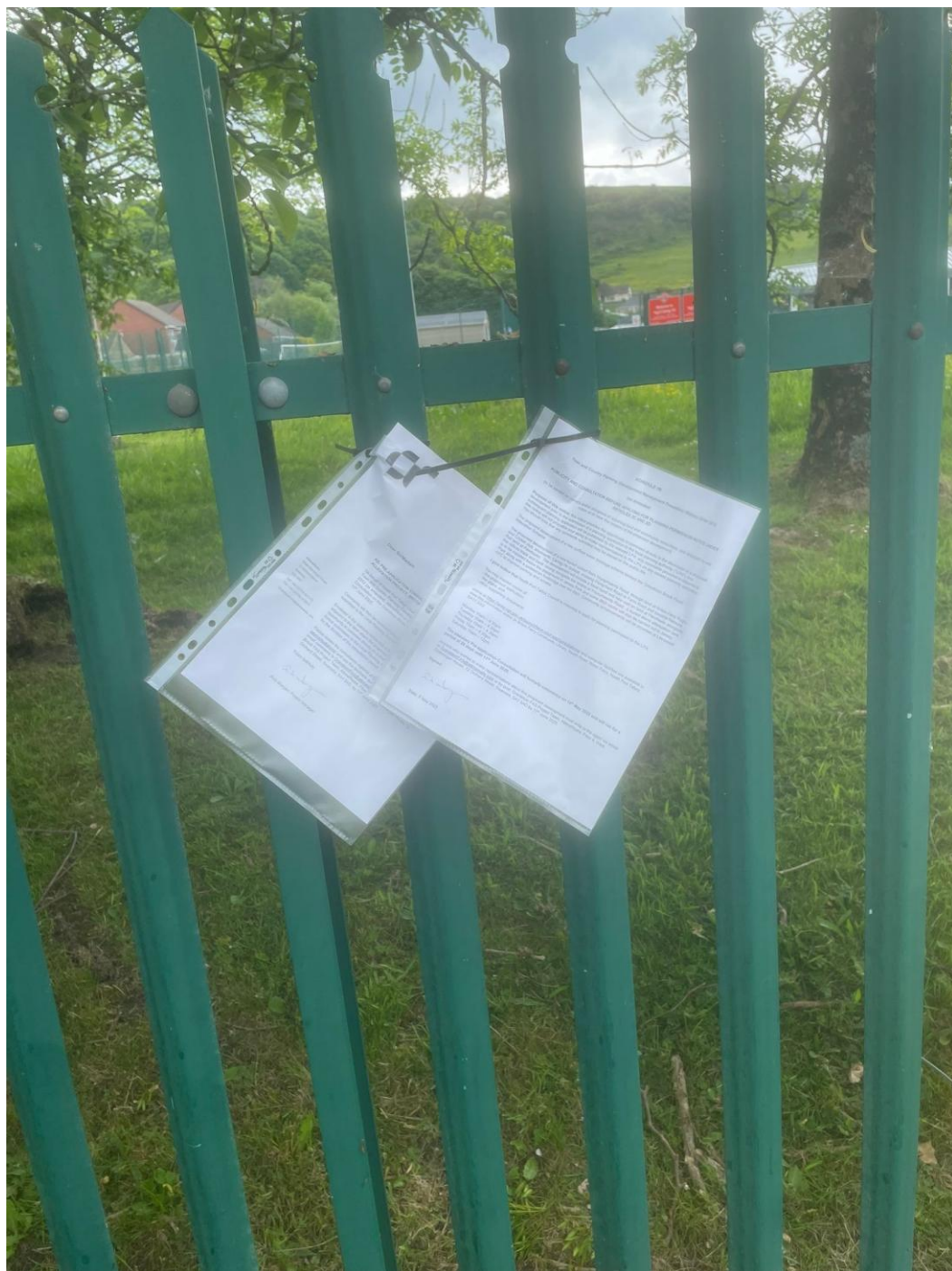


Figure E-5 –Ysgol Carreg Hir (West) site notice

Appendix F. Consultation Responses

F.1 The Coal Authority



200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG
T: 01623 637 119 (Planning Enquiries)
E: planningconsultation@coal.gov.uk
W: www.gov.uk/coalauthority

For the attention of: Grandison Brook FAS Project Team

[By email: GrandisonFAS@atkinsrealis.com]

5 June 2025

Dear Sir or Madam

Re: PRE-APPLICATION Grandison Brook Flood Scheme

the installation of a new culvert, with greater drainage capacity along the highway and open green spaces through Briton Ferry from the Grandison Brook. The new flood relief culvert, coupled with storm-water attenuation at Jersey Park, would extend the current hydraulic capacity of the surface water drainage system. It will also provide capacity to alleviate flooding up to and including the 1% AEP (1 in 100 year); Briton Ferry, Neath

Thank you for your notification of 22 May 2025 seeking the views of the Coal Authority on the above. In this regard we note the accompanying Ground Investigation Report (November 2024, prepared by AtkinsRealis).

My personal opinion is that it would be sufficient to accompany any subsequent future planning application to meet the requirements of National policy.

The Report correctly identifies the thick coal outcrops within the context of the site, but confirms that all of the seams encountered during a ground investigation were intact with no evidence of workings. On the basis that the Report goes on to confirm that such risks posed by shallow mine workings are low, but that vigilance will be maintained during earthworks, the **likely Coal Authority recommendation would be no objections, should the Report accompany any subsequent future planning application.**



Making a **better future** for people
and the environment **in mining areas**

I hope this is helpful however please do not hesitate to contact me if you would like to discuss this matter further.

Yours faithfully

Chris MacArthur

Chris MacArthur *B.Sc.(Hons), DipTP, MRTPI*
Planning Liaison Manager

Disclaimer

The above consultation response is provided by the Coal Authority as a Statutory Consultee and is based upon the latest available data on the date of the response, and electronic consultation records held by the Coal Authority since 1 April 2013. The comments made are also based upon only the information provided to The Coal Authority by the Local Planning Authority and/or has been published on the Council's website for consultation purposes in relation to this specific planning application. The views and conclusions contained in this response may be subject to review and amendment by the Coal Authority if additional or new data/information (such as a revised Coal Mining Risk Assessment) is provided by the Local Planning Authority or the Applicant for consultation purposes.



Making a **better future** for people
and the environment **in mining areas**

F.2 Fire and Rescue Authority



Gwasanaeth Tân ac Achub
Canolbarth a Gorllewin Cymru
Mid and West Wales
Fire and Rescue Service

Prif Swyddog Tân | Chief Fire Officer
R.S. Thomas *KFSM BA(Hons) MSc*

Y Pencadlys, Heol Llwyn Pisgwydd,
Caerfyrddin, Sir Gâr, SA31 1SP
post@tancgc.gov.uk | tancgc.gov.uk

Headquarters, Lime Grove Avenue,
Carmarthen, Carmarthenshire, SA31 1SP
mail@mawwfire.gov.uk | mawwfire.gov.uk

0370 60 60 699

Head of Planning & Public Protection
The Quays
Brunel Way
Baglan Energy Park
NEATH
SA11 2GG

Golymer am/
Please ask for:
Rhyd Est/Extn.
No.

Watch Manager Richard Hanney

E-bost/E-mail: bregs@mawwfire.gov.uk

Fy Nghyfa/
Ref: RH/KDT/00357820

Dyddiad/Date: 04 June 2025

Dear Sir / Madam,

**THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) ORDER 2012**

THE DEVELOPMENTS OF NATIONAL SIGNIFICANCE (PROCEDURE) (WALES) ORDER 2016

**DEVELOPMENT PROCEDURE (CONSULTEES) (WALES) (MISCELLANEOUS AMENDMENTS)
ORDER 2021 – FIRE AND RESCUE AUTHORITIES**

RE: Grandison Brook Flood Alleviation Project, Briton Ferry

APPLICATION NUMBER: N/A

I acknowledge receipt of the notification to the Mid and West Wales Fire and Rescue Authority in relation to the above application.

The site plan/s of the above proposal has been examined, and the Fire and Rescue Authority would wish the following comments to be brought to the attention of the planning committee/applicant. It is important that these matters are dealt with early on in any proposed development:

- The Fire Authority has no comment to make on access for fire appliances or water supplies.
- The Fire Authority has no objection to the proposed development and refers the Local Planning Authority to any current standing advice by the Fire Authority about the consultation.

The developer should consider the need to provide adequate water supplies and vehicle access for firefighting purposes on the site and general guidance on this matter is given in the attached Appendix and the following links: <https://www.water.org.uk/guidance/national-guidance-document-on-the-provision-of-water-for-firefighting-3rd-edition-jan-2007/>
<https://www.ukfrs.com/index.php/promos/16847>

Rydym yn croesawu ghebiaeth yn y Gymraeg a'r Saesneg
- byddem yn ymateb yn gyfartal i'r ddau ac yn ateb yn eich
dewis iaith heb oedi.
Rydym yn croesawu galwadau yn y Gymraeg a'r Saesneg.

We welcome correspondence in Welsh and English -
we will respond equally to both and will reply in your
language of choice without delay.
We welcome calls in Welsh and English.

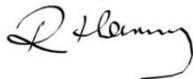
100% wedi'i ailgylchu | recycled



Furthermore, the applicant should be advised to contact the appropriate Authority responsible for ensuring safety and compliance for these types of developments i.e., Health & Safety Executive / Local Authority Building Control.

The plan/s has been retained for record purposes.

Yours faithfully

A handwritten signature in black ink, appearing to read 'R. Hanney', with a stylized flourish at the end.

Watch Manager R Hanney
Authorised Fire Safety Inspector
On behalf of the Mid and West Wales Fire and Rescue Authority

Encs.

MID AND WEST WALES FIRE AND RESCUE SERVICE

Advice on Water Supplies

1. WATER SUPPLIES FOR FIREFIGHTING

The existing output of the statutory water supply network may need to be upgraded in certain parts of the local plan area to care for firefighting needs of new developments. It is recommended that this provision be a condition of planning consent.

Reference to the National Guidance Document on the Provision of Water for Fire Fighting 2007.

Access to Open Water Supplies

Where development of water-front sites takes place, the need for permanent and unobstructed access for firefighting appliances to the water should be made a condition of any planning consent.

Consultation must take place with the Fire and Rescue Authority during the earliest planning stages of any development to ensure access for fire pumping appliances is satisfactory.

1.1. HOUSING

Minimum main size 100 millimetres. Housing developments of units of detached or semi-detached houses of not more than two floors should have a water supply capable of delivering a minimum of eight litres per second through any hydrant on the development.

The Fire and Rescue Authority should be consulted at the outline planning stage of any proposed projects to ascertain the exact requirements.

1.2. TRANSPORTATION

Lorry/Coach Parks - Multi-Storey Car Parks-Service Stations

Minimum main size 100 millimetres. All of these amenities should have a water supply capable of delivering a minimum of 25 litres per second through any hydrant on the development or within a vehicular distance of 90 metres from the complex.

1.3. INDUSTRY

In order that an adequate supply of water is available for use by the Fire and Rescue Authority in case of fire, it is recommended that the water supply infrastructure to any commercial industrial estate is as follows:

Light Industrial/Commercial

Up to one hectare, 20 litres per second - Minimum Main Size 100 millimetres

Up to two hectares, 35 litres per second - Minimum Main Size 150 millimetres

High Risk Industrial

Up to three hectares 50 litres per second - Minimum Main Size 150 millimetres

Over three hectares, 75 litres per second - Minimum Main Size 150 millimetres

In rural areas it may not be possible to provide sufficient mains water. To overcome this, static or river supplies would be considered on site if they are capable of supplying the above flow rates for at least one hour.

The Fire and Rescue Authority should be consulted at the outline planning stage of any proposed projects to ascertain the exact requirements, as high-risk premises may require a greater flow.

1.4. SHOPPING, OFFICES, RECREATION AND TOURISM

Commercial developments of this type should have a water supply capable of delivering a minimum of 20 to 75 litres per second to the development site. The Fire and Rescue Authority should be consulted at the outline planning stage of any proposed projects to ascertain the exact requirements.

1.5. EDUCATION, HEALTH AND COMMUNITY FACILITIES

Village Halls

Should have a water supply capable of delivering a minimum of 15 litres per second through any hydrant on the development or within a vehicular distance of 100 metres from the complex.

Primary Schools and Single Storey Health Centres

Should have a water supply capable of delivering a minimum of 20 litres per second through any hydrant on the development or within a vehicular distance of 70 metres from the complex.

Secondary Schools, Colleges, Large Health and Community Facilities

Should have a water supply capable of delivering a minimum of 35 litres per second through any hydrant on the development or within a vehicular distance of 70 metres from the complex.

1.6. DISTANCES BETWEEN FIRE HYDRANTS

The distance between fire hydrants should not exceed the following:

Residential areas	-	200 metres
Industrial Estates	-	150 metres
Town Centre Areas	-	90 metres
Commercial (Offices & Shops)	-	100 metres
Residential Hostels	-	Adjacent to access
Hotels	-	Adjacent to access
Institutional (Hospitals & Old Persons Home)	-	Adjacent to access
Old Persons Home	-	Adjacent to access
Educational (Schools & Colleges)	-	Adjacent to access

1.7. CONCLUSION

Developers should hold joint discussions with the relevant Water Authority or the Environmental Agency and the Fire and Rescue Authority to ensure that adequate water supplies are available in case of fire.

The Fire and Rescue Authority reserve the right to ask for static water supplies for firefighting on site, as a condition of planning consent, if the supply infrastructure is inadequate for any given risk.

F.3 Natural Resources Wales



Ein cyf/Our ref: CAS-281288-M8B9
Eich cyf/Your ref: NE05-001-ATK-LSI-SWMWREC-LN-ZH-000001

Grandison Brook FAS Project Team
AtkinsRéalis
Floor 4
West Glamorgan House
2 Orchard Street
Swansea
SA1 5AD

Dyddiad/Date: 20 June 2025

Annwyl Syr/Madam/Dear Sir/Madam,

STATUTORY PRE-APPLICATION CONSULTATION – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 AS AMENDED

BWRIAD/PROPOSAL: THE PROPOSAL INCLUDES THE INSTALLATION OF A NEW CULVERT, WITH GREATER DRAINAGE CAPACITY ALONG THE HIGHWAY AND OPEN GREEN SPACES THROUGH BRITON FERRY FROM THE GRANDISON BROOK. THE NEW FLOOD RELIEF CULVERT, COUPLED WITH STORM-WATER ATTENUATION AT JERSEY PARK, WOULD EXTEND THE CURRENT HYDRAULIC CAPACITY OF THE SURFACE WATER DRAINAGE SYSTEM. IT WILL ALSO PROVIDE CAPACITY TO ALLEVIATE FLOODING UP TO AND INCLUDING THE 1% AEP (1 IN 100 YEAR).

LLEOLIAD/LOCATION: GRANDISON BROOK FLOOD ALLEVIATION PROJECT BRITON FERRY, SA11 2TS.

Thank you for providing a requisite notice to us under Article 2D of the above Order. We received a copy of your proposed application on 22 May 2025.

We have concerns with the application as proposed because inadequate information has been provided. To overcome these concerns, you should provide further information in your planning application regarding protected species. If this information is not provided, we may object to the planning application when formally consulted by the planning authority. Further details are provided below.

We also advise that based on the information submitted to date, we would ask the planning authority to include conditions regarding protected sites and contaminated land on any planning permission granted. Without the inclusion of these conditions by the planning authority we would be likely to object to the planning application.

Protected Species

We have concerns about the above proposal and advise that further information is submitted in support of the application to assess the impacts of the proposal on bats, as European Protected Species. Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended).

We have reviewed the following information submitted in support of the application: Ecological Impact Assessment, reference 60940B, dated July 2022.

We note that the submitted report has identified that bats may be present at the application site. However, the report advises that further survey work is required and we concur with this advice.

We advise that the additional survey work recommended in the report is undertaken and results submitted prior to determination of the application. Surveys should be undertaken in accordance with published best practice. If evidence of bat use is found, suitable avoidance, mitigation or compensation measures should also be provided as appropriate to the species and their use of the site.

Based on the application, as submitted, we are unable to provide you with any assurance that the proposal would not be likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

Pollution Prevention

We note that section 7.4 of the Planning Design and Access statement suggests that the risk to controlled water is low. However, we do not agree with this statement as the nature of the works is that of an extensive scheme working both in and alongside controlled waters where there is potential for pollution from the disturbance or introduction of sediments, from dewatering activities, from the use, preparation and storage of grouts, from the proposed culvert desilting / cleansing activities as well as pollution from more general construction activities such as site management and road cleaning.

Due to the potential for pollution during construction, we request that a Construction Environmental Management Plan (CEMP) is submitted for the development. We would be satisfied with the following condition being attached to any planning permission granted.

Condition 1

No development including site clearance, shall commence until a site wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:

- Construction methods: details of materials, how waste generated will be managed;
- General Site Management: 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.
- Biodiversity Management: details of tree and hedgerow protection; invasive species management; species and habitats protection, avoidance and mitigation measures.
- Soil Management: details of topsoil strip, storage and amelioration for re-use.

- CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures.
- Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to minimise noise and vibration from piling activities, for example acoustic barriers; details of dust control measures; measures to control light spill and the conservation of dark skies.
- Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use
- Traffic Management: details of site deliveries, plant on site, wheel wash facilities
- 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.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Justification: A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development and implemented for the protection of the environment during construction.

We also direct you to GPP5 "Works or maintenance in or near water" and RPS 261 "Temporary dewatering from excavations to surface water" for additional guidance in regards to protection of controlled waters.

Ordinary water course

From our mapping information there appears to be an ordinary watercourse which runs through boundary of the site. We recommend you consult with the Authority's Drainage Department, to advise on the nature of the watercourse and on any localised flood risk. If the watercourse isn't culverted, the local Authority's in-house ecologist should also be consulted in respect of an appropriate buffer along the length of the watercourse. In addition, site clearance and construction activities can give rise to pollution and so it is important that appropriate provisions are in place to manage dust, silt, surface water and the storage of waste.

Contaminated Land

We note from the application form that the site is on land which is known or suspected to be contaminated and there is a risk that the contaminated land may be mobilised during construction. However, We would be satisfied with the following conditions being attached to any planning permission granted.

Condition 2

No development, in a specific parcel of land known to be / suspected of contamination shall commence until the following components of a scheme to deal with the risks

associated with contamination at the site, has been submitted to and approved in writing by the Local Planning Authority.

1. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The remediation strategy and its relevant components shall be carried out in accordance with the approved details.

Justification: To ensure the risks associated with contamination at the site have been fully considered prior to commencement of development as controlled waters are of high environmental sensitivity; and where necessary remediation measures and long-term monitoring are implemented to prevent unacceptable risks from contamination.

Condition 3

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

Justification:

To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks.

Groundwater

The ground water level is shallow and could be within 1-2 metres of the surface. This may cause a problem for buried pipework and soakage as the drainage may not function to the necessary requirement. It is noted that this project is titled 'Grandison Brook Flood Alleviation Scheme' and therefore any design, including the potential for shallow and contaminated groundwater risk, must be set against extreme weather events such as a 1 in 100-year on 1 in 200-year events and against particular event durations. The drainage design should be set against the factors above and this may require a risk assessment.

Condition 4

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Justification: To prevent both new and existing development from contributing to or being put at unacceptable risk from or being adversely affected by unacceptable levels of water pollution.

We recommend you consult with the LPA Drainage Engineers as soon as possible to discuss the proposed plans to reduce the risk of damage to the built structure and pollution of the water environment.

It will be up to the SAB to decide on the suitability of the design within or adjacent to contaminated land. If groundwater and chemical data are not available, such data should be obtained through a site-specific investigation. Please note that Stormwater management/SuD's design needs to meet CIRIA 753c.

Flood Risk

The planning application proposes less vulnerable. The Flood Map for Planning identifies the application site to be at risk of flooding and within Flood Zone 2 and 3 (Rivers and Sea).

As the proposed scheme has been designed and will be the responsibility of the Lead Local Flood Authority, we have not undertaken a full review but can confirm that the hydrology within report is considered suitable for the modelling work carried out.

We therefore have taken the findings of the supporting flood consequence assessment (FCA) at face value and would offer no adverse comments and can confirm that no Flood Risk Activity Permit would be required as the works relate to an 'ordinary watercourse' and therefore any consents would be the responsibility of the Local Authority Drainage Engineers.

We also note that the design flood flows are suitable for modelling use in this flood alleviation scheme.

Ancient Woodland

We note there is an area of ancient woodland in the vicinity of the site, we refer you to our advice on ancient woodland available on our website: [Natural Resources Wales / Advice to planning authorities considering proposals affecting ancient woodland](#)

Other Matters

Please note, if further information is prepared to support an application, it may be necessary for us to change our advice in line with the new information.

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is

published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

In addition to planning permission, you are advised to ensure all other permits/consents/licences relevant to the development are secured. Please refer to our [website](#) for further details.

Further advice on the above matters could be provided prior to your planning application being submitted, however there would be a charge for this service. Additional details are available on our [website](#).

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

Yn gywir / Yours faithfully,

Kirsty Murphy

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

E-bost/E-mail: swplanning@cyfoethnaturiolcymru.gov.uk

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.

F.4 Network Rail



Grandison Brook Flood Alleviation Scheme

From Grace Lewis <Grace.Lewis@networkrail.co.uk>
Date Mon 7/14/2025 9:33 PM
To Grandison Flood Alleviation Scheme <GrandisonFAS@atkinsrealis.com>

OFFICIAL



Network Rail
1st Floor
Bristol Temple Point
Bristol
BS1 6NL

My Ref: P/TP25/
Your Ref:

Date: 14 July 2025

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NO:

PROPOSAL: The proposed development of a new buried culvert from Ynysmaerdy Road, through land at Briton Ferry Rugby and Cricket club, allotments, Carreg Hir School, crossing Pantyrheol Road to Farm Road and towards Network Rail land at Penrhiwtin. The development will include a flood bund and new wall on land at Penrhiwtin alongside the railway track and bank raising alongside the Incline at Ynysmaerdy Road. A buried storm attenuation tank is to be installed below the playground in Jersey Park and some ditch works will also be carried out in Jersey Park along with a pedestrian footbridge over the ditch. Community enhancements will be provided at Llansawel AFC to improve parking and access.

LOCATION: Grandison Brook Flood Alleviation Scheme

Dear Sir/Madam,

Thank you for your email dated 13 June 2025 together with the opportunity to comment on this proposal.

Network Rail has no objections in principle to the scheme. It is understood a Basic Asset Protection Agreement is in place for the works. The applicant should continue to engage with NR Asset Protection on the scheme.

F.5 Heneb



RE: NPTCBC - Pre-Application Consultation on Grandison Brook Flood Alleviation Scheme, Briton Ferry, Neath

From GGAT - Planning <GGAT-Planning@Heneb.org.uk>
Date Thu 6/5/2025 5:41 PM
To Morgan, Rob A <Rob.Morgan@atkinsrealis.com>

Good afternoon Rob,

Thanks for that. I've had a look through the specification and it looks good. With the strip, map and record set out we wouldn't really ask for anything else on top, and I don't have any particular comments to add in regards to the SMR. If there's anything else I can help with, please let me know and I'll reply as soon as I can.

Kind regards,

Mike Jones BA

Assistant Stewardship Officer

Heneb
Ymddiriedolaeth Archaeolegol Cymru
Rhanbarth Morgannwg Gwent
gynt
Ymddiriedolaeth Archaeolegol Morgannwg Gwent Cyf

SA12 Business Centre, Seaway Parade Industrial Estate, Baglan, Port Talbot, SA12 7BR

Ymholiadau Cyffredinol Tel: 01792 655208

Email: enquiries@ggat.org.uk

Website www.ggat.org.uk/cms

Cwmni cyfyngedig (No.1198990) ynghyd ag elusen gofrestredig (No.504616) yw'r Ymddiriedolaeth.

Swyddfa Cofrestredig: Ty Cornel, 6 Stryd Caerfyrddin, Llandeilo, Sir Gaerfyrddin, SA19 6AE
Dylai'r datganiadau neu'r sylwadau uchod gael eu trin fel rhai personol ac nid o reidrwydd fel datganiadau neu sylwadau gan Ymddiriedolaeth Archaeolegol Cymru.

Mae'r e-bost hwn ac unrhyw ffeiliau a drosglwyddir gydag ef yn gyfrinachol ac at ddefnydd yr unigolyn neu'r corff y cyfeiriwyd hwy atynt yn unig. Os ydych wedi derbyn yr e-bost hwn drwy gamgymeriad, dylech hysbysu'r gweinyddydd yn y cyfeiriad canlynol: enquiries@ggat.org.uk

Heneb
The Trust for Welsh Archaeology
Glamorgan Gwent Region
formerly
Glamorgan Gwent Archaeological Trust Ltd

SA12 Business Centre, Seaway Parade Industrial Estate, Baglan, Port Talbot, SA12 7BR

Tel: 01972 655208

Email: enquiries@ggat.org.uk

Website www.ggat.org.uk/cms

The Trust is both a Limited Company (No. 1198990) and a Registered Charity (No. 504616)

Registered Office: Corner House, 6 Carmarthen Street, Llandello, Carmarthenshire, SA19 6AE

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From: Morgan, Rob A <Rob.Morgan@atkinsrealis.com>

Sent: 02 June 2025 18:31

To: GGAT - Planning <GGAT-Planning@Heneb.org.uk>

Cc: Rhianwen Bailey <r.bailey@npt.gov.uk>; Toby Michaelson-Yeates <t.michaelson-yeates@npt.gov.uk>

Subject: RE: NPTCBC - Pre-Application Consultation on Grandison Brook Flood Alleviation Scheme, Briton Ferry, Neath

FAO Mike Jones,

Hi Mike,

We have not yet undertaken any investigation as we had been waiting for some feedback from Will Davies at Cadw. We have now had some feedback and have drawn up the attached specification.

Grateful for any comments you may have on this – we are looking to procure a contractor for this work shortly.

Best Regards

Rob Morgan

Associate Director
Design & Advanced Technology
AtkinsRéalis

Tel: +44 1792 63 3556 Mob: +44 7714 223261
12 Orchard Street
Swansea, SA1 5AD, UK



From: Rhianwen Bailey <r.bailey@npt.gov.uk>
Sent: 29 May 2025 09:01
To: Morgan, Rob A <Rob.Morgan@atkinsrealis.com>
Subject: FW: NPTCBC - Pre-Application Consultation on Grandison Brook Flood Alleviation Scheme, Briton Ferry, Neath

Good morning Rob,

Please see below query – are you able to assist with their request for further information?

Thanks,

Rhianwen Bailey
Drainage Engineer (Flood Risk) | Peiriannydd Draeniad (Perygl Llifogydd)
Highways and Drainage Services | Gwasanaethau Priffyrdd a Draenio
The Quays | Brunel Way | Baglan Energy Park | Port Talbot | SA11 2GG

07971037279 |  r.bailey@npt.gov.uk 
Neath Port Talbot County Borough Council
Cyngor Bwrdeistref Sirol Castell-Nedd Port Talbot

We welcome correspondence in Welsh and will deal with Welsh and English correspondence to the same standards and timescales.
Croesewir goheblaeth yn y Gymraeg a byddwn yn ymdrin â goheblaeth Gymraeg a Saesneg i'r un safonau ac amserlenni.



Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

From: GGAT - Planning <GGAT-Planning@Heneb.org.uk>
Sent: 28 May 2025 16:50
To: Rhianwen Bailey <r.bailey@npt.gov.uk>
Subject: RE: NPTCBC - Pre-Application Consultation on Grandison Brook Flood Alleviation Scheme, Briton Ferry, Neath

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Good afternoon Rhianwen,

I'm just going through all the supporting documents for the above mentioned development in order to give a pre-application recommendation. I notice in the Historic Impact Assessment that an Evaluation is due to take place in spring of this year, however, I cannot seem to find anymore details regarding the evaluation. Do you have access to any further information? Such as number and size of trenches, the layout etc?

Kind regards,

Mike Jones BA

Assistant Stewardship Officer

Heneb

Ymddiriedolaeth Archaeolegol Cymru
Rhanbarth Morgannwg Gwent
gynt
Ymddiriedolaeth Archaeolegol Morgannwg Gwent Cyf

SA12 Business Centre, Seaway Parade Industrial Estate, Baglan, Port Talbot, SA12 7BR

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Email: enquiries@ggat.org.uk

Website www.ggat.org.uk/cms (-> urldefense.com)

Cwmni cyfyngedig (No.1198990) ynghyd ag elusen gofrestredig (No.504616) yw'r Ymddiriedolaeth.

Swyddfa Cofrestredig: Ty Cornel, 6 Stryd Caerfyrddin, Llandeilo, Sir Gaerfyrddin, SA19 6AE
Dylai'r datganiadau neu'r sylwadau uchod gael eu trin fel rhai personol ac nid o reidrwydd fel datganiadau neu sylwadau gan Ymddiriedolaeth Archaeolegol Cymru.

Mae'r e-bost hwn ac unrhyw ffeiliau a drosglwyddir gydag ef yn gyfrinachol ac at ddefnydd yr unigolyn neu'r corff y cyfeiriwyd hwy atynt yn unig. Os ydych wedi derbyn yr e-bost hwn drwy gamgymeriad, dylech hysbysu'r gweinyddydd yn y cyfeiriad canlynol: enquiries@ggat.org.uk

Heneb

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Archaeoleg Morgannwg-Gwent

Heneb

Glamorgan-Gwent Archaeology

From: Rhianwen Bailey <r.bailey@npt.gov.uk>

Sent: 22 May 2025 13:39

To: GGAT - Planning <GGAT-Planning@Heneb.org.uk>; Rob Dunning <Rob.Dunning@heneb.org.uk>; DAT - Info <info@Heneb.org.uk>; Planning <planning@Heneb.org.uk>

Subject: NPTCBC - Pre-Application Consultation on Grandison Brook Flood Alleviation Scheme, Briton Ferry, Neath

Good afternoon,

The Grandison Brook Flood Alleviation Scheme, Briton Ferry, Neath is currently at Full Business Case (FBC) and detailed design stage. Neath Port Talbot County Borough Council (NPTCBC) have been working with engineering consultancy, AtkinsRéalis, to develop this scheme. They have undertaken a catchment-based approach, aimed at reducing the risk of flooding in Briton Ferry, Neath.

The Grandison Brook Flood Alleviation Scheme proposal includes the installation of a new culvert, with greater drainage capacity along the highway and open green spaces through Briton Ferry from the Grandison Brook. The new flood relief culvert, coupled with storm-water attenuation at Jersey Park, would extend the current hydraulic capacity of the surface water drainage system. It will also provide capacity to alleviate flooding up to and including the 1% AEP (1 in 100 year).

We are pleased to confirm that the detailed design for the Grandison Brook Flood Alleviation Scheme has been submitted for pre-planning application consultation.

Attached is the pre-application consultation letter and statutory notice that is being sent to community and specialist consultees, for your information.

If you would like to provide comment/feedback please review the consultation material at <https://www.npt.gov.uk/parking-roads-and-travel/flood-and-coastal-defence/consultation/the-grandison-brook-flood-alleviation-scheme/> (-> urldefense.com) and use the feedback questionnaire provided or alternatively, email comments to GrandisonFAS@atkinsrealis.com or write to the Grandison Brook FAS Project Team, AtkinsRéalis, Floor 4, West Glamorgan House, 12 Orchard Street, Swansea, SA1 5AD by 11th June 2025.

Kind regards,
Rhianwen Bailey

Drainage Engineer (Flood Risk) | Peiriannydd Draenlad (Perygl Llifogydd)

Highways and Drainage Services | Gwasanaethau Priffyrdd a Draenio

The Quays | Brunel Way | Baglan Energy Park | Port Talbot | SA11 2GG

07971037279 | r.bailey@npt.gov.uk

Neath Port Talbot County Borough Council

Cyngor Bwrdeistref Sirol Castell-Nedd Port Talbot

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

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



Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

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F.6 Dwr Cymru Welsh Water



Developer Services
PO Box 3146
Cardiff
CF30 0EH

Tel: +44 (0)800 917 2652
Fax: +44 (0)2920 740472
Email: developer.services@dwr.cymru.com

Gwasanaethau Datblygu
Blwch Post 3146
Caerdydd
CF30 0EH

Ffôn: +44 (0)800 917 2652
Ffacs: +44 (0)2920 740472
E-bost: developer.services@dwr.cymru.com

Mr Rob Morgan
Atkins Réalis
12 Orchard Street
Swansea
SA1 5AD

Date: 03/07/2025
Our Ref: PPA0009484

Dear Mr Morgan,

Grid Ref: 274513 195237

Site Address: Briton Ferry, Neath Port Talbot.

Development: 2D - Pre application consultation on Grandison Brook flood alleviation project.

I refer to your pre-planning enquiry received relating to the above site, seeking our views on the capacity of our network of assets and infrastructure to accommodate your proposed development. Having reviewed the details submitted I can provide the following comments which should be taken into account within any future planning application for the development.

APPRAISAL

Firstly, we note that the proposal relates to Grandison Brook flood alleviation project and we offer the following comments as part of our appraisal of this development.

PUBLIC SEWERAGE NETWORK

The proposed development site is located in the vicinity of a predominantly combined public sewerage system, which drains to Afan Wastewater Treatment Works (WwTW), along with surface water sewers.

This site is crossed by several public sewerage assets with their approximate positions being marked on the attached Statutory Public Sewer Record and their protection zones measured as follows:

- 100mm public combined sewers – 3 metres either side of the centreline;
- 150mm public combined sewers – 3 metres either side of the centreline;
- 225mm public combined sewers – 3 metres either side of the centreline;
- 1275mm – 1350mm public combined sewer – 6.5 metres either side of the centreline;



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
Nelson, Treherbert, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treherbert, Morgannwg Gŵal CF46 6LY

In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. However, having regard to accompanying plans, including the 'Proposed Scheme Overview Sheet 1-2' (Drawing Nos. 000001 & 000002), it appears the proposed works including 'flood defence bund' would either be situated directly above or within the protection zone of these assets. Please note, the distance specified for these protection zones are indicative and based on industry standard guidelines. However, the depth of these assets will need to be verified on site which may infer a greater protection zone. For completeness, we recommend the developer refer to their title deeds to confirm if there are any covenants or restrictions associated with the assets crossing the proposed development site.

Our strong recommendation is that your site layout is amended to take into account the location of the assets crossing the site and should be referred to in any master-planning exercises or site layout plans submitted as part of any subsequent planning application. Alternatively, it may be possible to divert the sewers if the developer applies under Section 185 of the Water Industry Act 1991 and we request that they contact us to discuss and consider possible solutions. Accordingly, in the first instance, it is recommended that the developer contact our Plan and Protect team (PlanandProtect@dwrwymru.com) to carry out surveys to verify the location of these assets and establish their relationship to the proposed development. Further information regarding Asset Protection is provided in the attached Advice & Guidance note as well as our Developer Services website, which offers guidance on building SuDS features over or near to our assets at <https://developers.dwrwymru.com/en/help-advice/regulation-to-be-aware-of/sustainable-drainage-systems>.

You are also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist you may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus in and around your site. Please be mindful that under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

SURFACE WATER DRAINAGE

As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy preferring infiltration (PL2) and, where infiltration is not possible, disposal to a surface water body (PL3), in liaison with the Lead Local Flood Authority and/or Natural Resources Wales, or surface water sewer or highway drain (PL4) in liaison with the riparian owner and/or Local Highways Authority.



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
Nelson, Treharis, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharis, Morgannwg Ganol CF46 6LY.

Please note, DCWW is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation. Please refer to further detailed advice relating to surface water management included in our attached Advice & Guidance note and our Developer Services website at <https://developers.dwrcymru.com/en/help-advice/regulation-to-be-aware-of/sustainable-drainage-systems>.

In this instance we acknowledge proposals to dispose surface water flows into a proposed culvert and is recommended that the developer consult with the regulatory body and seek consent from the riparian owner of this system, as well as the determining SuDS Approval Body (SAB) in relation to their proposals for SuDS features.

FOUL WATER DRAINAGE – SEWERAGE NETWORK & TREATMENT

Since the proposal does not intend to connect to mains drainage, we have no further comments to offer. Should circumstances change and a connection to the public sewerage system is preferred, we recommend the developer contact and re-consult us on this proposal.

POTABLE WATER SUPPLY

This site is crossed by several public watermain assets with their approximate positions being marked on the attached Statutory Public Water Record and their protection zones measured as follows:

- 3" public distribution watermain – 4 metres either side of the centreline;
- 4" public distribution watermain – 4 metres either side of the centreline;
- 6" public distribution watermain – 4 metres either side of the centreline;
- 8" public distribution watermain – 4.5 metres either side of the centreline;
- 9" public distribution watermain – 4.5 metres either side of the centreline;
- 10" public trunk watermain – 5 metres either side of the centreline;
- 12" public trunk watermain – 5 metres either side of the centreline;

In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. However, as above, it appears the proposed works would either be situated directly above or within the protection zone of these assets. Our strong recommendation is that your site layout is amended to take into account the location of the assets crossing the site and should be referred to in any master-planning exercises or site layout plans submitted as part of any subsequent planning application.

Alternatively, it may be possible to divert the watermain if the developer applies under Section 185 of the Water Industry Act 1991 and we request that they contact us to discuss and consider possible solutions. As above, it is recommended that the developer contact our Plan and Protect team (PlanandProtect@dwrcymru.com) to carry out surveys to verify the location of these assets and establish their relationship to the proposed development.



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Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharri, Morgannwg Ganol CF46 6LY.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,

Matthew Lord
Planning Liaison Manager
Developer Services

Please Note that demands upon the water and sewerage systems change continually; consequently, the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.



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F.7 NPTC Highways



FW: Grandison FAS Consultation

From Rhianwen Bailey <r.bailey@npt.gov.uk>
Date Wed 6/25/2025 6:08 PM
To Morgan, Rob A <Rob.Morgan@atkinsrealis.com>

1 attachment (810 KB)
NE05_001-ATK-GEN-SWMWREC-DR-CD-000015_P1.3 - MCB.pdf

Hi Rob,

Please find attached and below written response from highways department.

Kind regards,

Rhianwen Bailey
Drainage Engineer (Flood Risk) | Peiriannydd Draeniad (Perygl Llifogydd)
Highways and Drainage Services | Gwasanaethau Priffyrdd a Draenio
The Quays | Brunel Way | Baglan Energy Park | Port Talbot | SA11 2GG

07971037279 |  r.bailey@npt.gov.uk
Neath Port Talbot County Borough Council
Cyngor Bwrdeistref Sirol Castell-Nedd Port Talbot

We welcome correspondence in Welsh and will deal with Welsh and English correspondence to the same standards and timescales.
Croesewir goheblaeth yn y Gymraeg a byddwn yn ymdrin â goheblaeth Gymraeg a Saesneg i'r un safonau ac amserlenni.



Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

From: Martin C. Brumby <m.brumby@npt.gov.uk>
Sent: 25 June 2025 13:34
To: Adam Al-fahdala <a.al-fahdala@npt.gov.uk>; Rhianwen Bailey <r.bailey@npt.gov.uk>
Cc: Christopher G. Davies <c.davies9@npt.gov.uk>
Subject: FW: Grandison FAS Consultation

Dear Both,

Please see my observations attached.

I was a bit shocked that the Consultant had suggested a 350 mm road hump which does not conform to the road hump regulations therefore I would like to know the reason behind that decision.

Regards,

From: Adam Al-fahdala <a.al-fahdala@npt.gov.uk>

Sent: 17 June 2025 10:55

To: Martin C. Brumby <m.brumby@npt.gov.uk>; Rhianwen Bailey <r.bailey@npt.gov.uk>

Cc: Richard Colman <r.colman@npt.gov.uk>; Toby Michaelson-Yeates <T.Michaelson-Yeates@npt.gov.uk>

Subject: Grandison FAS Consultation

Hi Martin,

I hope you're well.

As part of our pre-planning consultation for the Grandison Flood Alleviation Scheme, we've included a proposed speed bump on Ynysmaerdy Road, just north of Briton Ferry Rugby Club (attached drawing). We're keen to ensure this element aligns with highways standards.

Could you please review the proposal and share any feedback or concerns you might have? The consultation details are available on our project page here:

https://www.npt.gov.uk/parking-roads-and-travel/flood-risk-and-drainage/flood-management-projects/consultations/the-grandison-brook-flood-alleviation-scheme/#section_032a66d1-224f-4871-8658-8c172d430d84_b90d1a21-216e-40d4-96b6-0b2ee7a52824

Your input will be appreciated as we move forward with the design and planning stages.

Many thanks in advance,

Adam Al-Fahdala | Flood Risk Officer | Highways and Drainage Services

The Quays | Brunel Way | Baglan Energy Park | Port Talbot | SA11 2GG

(+44 (0)1639 686 038 | a.al-fahdala@npt.gov.uk)

Neath Port Talbot County Borough Council

Cyngor Bwrdeistref Sirol Castell-Nedd Port Talbot

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



Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

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