

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

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

HEAD OF ENGINEERING & TRANSPORT

DRAINAGE OBSERVATIONS

PLANNING APPLICATION NO: 2/3/25/0825/00
APPLICANT: DGP PROPERTIES
LOCATION: 41 NEW ROAD, SKEWEN, NEATH PORT
TALBOT, SA10 6ER
PROPOSAL: THREE STOREY REAR EXTENSION, EXTERNAL
STAIRCASE AND ASSOCIATED EXTERNAL
ALTERATIONS TO FENESTRATION TO
FACILITATE THE CHANGE OF USE OF THE
BUILDING FROM AN OFFICE TO 14
EMERGENCY REFUGE FLATS (EXISTING
GROUND FLOOR OFFICE RETAINED AS
ANCILLARY OFFICE SPACE)

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

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

MY DRAINAGE OBSERVATIONS ON THIS RECONSULTATION DATED 21.01.26 ARE AS FOLLOWS:-

1. Should any springs or ground water seepage be encountered the on site works in that area shall cease until a scheme for collection and disposal of the water has been submitted to and approved in writing by the Local Planning Authority. No ground water shall ever be discharged into the proposed drainage scheme.
2. Unless otherwise agreed in writing by the Local Planning Authority, foul water and surface water discharges shall be drained separately from the site.
3. No surface water or Land drainage run-off shall be allowed to connect, either directly or indirectly, to the public sewerage system unless otherwise approved in writing by the Local Planning Authority.

NOTES TO APPLICANT

If the parking area is reconstructed or resurfaced, this could take the construction area over 100m² and therefore would require SAB Approval. It is a breach of approval required under Paragraph 7 (1) Schedule 3 of the Flood and Water Management Act 2010 whereby action will be taken by the Authority under The Sustainable Drainage (Enforcement) (Wales) Order 2018.

The required SAB permission is separate from any planning permission that might be granted and any works commenced without SAB approval will be deemed a breach of approval required under Paragraph 7 (1) Schedule 3 of the Flood and Water Management Act 2010 whereby action will be taken by the Authority under The Sustainable Drainage (Enforcement) (Wales) Order 2018, which could mean removing any work that has commenced. As such under this legislation you are not permitted to start work on site until SAB approval has been granted for your proposed development.

You can search the Authority's web site for further information using the link <https://www.npt.gov.uk/sab> or contact the Highway Development Control Section using SAB-HDC@npt.gov.uk or 01639 686850.

 SIGNED: *D. Smith* DATE: 28/01/2026
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