

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: 2/3/25/0842/00RECON 01/07/2026
APPLICANT: MS EMILY BYRNE
LOCATION: 1 HENFAES ROAD, TONNA, NEATH, SA11 3DX
PROPOSAL: DEMOLITION OF EXISTING LISTED BUILDING
ON SITE, INCLUDING THE OUTBUILDINGS AND
ERECTION OF 8NO. DWELLINGS (6NO. MARKET
AND 2NO AFFORDABLE), WITH ASSOCIATED
HIGHWAY, LANDSCAPING, DRAINAGE AND
INFRASTRUCTURE WORKS.

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

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

MY DRAINAGE OBSERVATIONS ON THIS PROPOSAL ARE AS FOLLOWS:-

1. Prior to any works commencing on site, SAB approval will be required. To commence work is a breach of SAB approval required under Paragraph 7(1) Schedule 3 of the Flood and Water Management Act 2010 whereby legal action may be taken by the Authority under The Sustainable Drainage (Enforcement) (Wales) Order 2018. Guidance and applications can be found at www.npt.gov.uk/sab.
2. Should any springs or groundwater seepage be encountered, work in the affected area shall cease until a scheme for the collection and disposal of the water has been submitted to and approved in writing by the Local Planning Authority. No groundwater shall be discharged into the proposed drainage system.
3. There must be no interference, alteration or diversion of any ditch, watercourse, stream or culvert crossing or bordering the site without prior consultation and agreement with the Authority.

4. Unless otherwise agreed in writing by the Local Planning Authority, foul water and surface water discharges shall be drained separately from the site.
5. No surface water or land drainage runoff shall be allowed to connect, either directly or indirectly, to the public sewerage system unless otherwise approved in writing by the Local Planning Authority.
6. Adequate provision shall be made for the drainage of the site to ensure that the drainage of any adjoining land is not interrupted or otherwise adversely affected by the development during the lifetime of construction and thereafter.

NOTES TO APPLICANT

Please note that developments comprising more than one dwelling require approval from the SuDS Approving Body (SAB) prior to the commencement of construction works. Sustainable drainage systems must be designed and approved in accordance with Schedule 3 of the Flood and Water Management Act 2010 and the mandatory standards for sustainable drainage published by Welsh Ministers. Construction must not commence until both any required planning permission and SAB approval have been obtained. Further details are available at www.npt.gov.uk/sab.

SIGNED: _____ Miss A Smith _____ DATE: _____ 22/07/2026 _____
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