

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

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

HEAD OF ENGINEERING & TRANSPORT

DRAINAGE OBSERVATIONS

PLANNING APPLICATION NO: 2/3/26/0455/00
APPLICANT: MR ADAM MCCOLLIN
LOCATION: JERUSALEM CHAPEL, STATION ROAD,
PONTRYDYFEN, SA12 9SG
PROPOSAL: RENOVATION AND CHANGE OF USE OF
JERUSALEM CHAPEL TO RESIDENTIAL
ACCOMMODATION (C3) WITH SMALL
ADDITIONAL EXTENSIONS TO SIDE ANNEXE
PLUS NEW PARKING ARRANGEMENT.

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. The proposed development appears to comprise approximately 52m² of works, which falls below the threshold requiring SAB approval. However, the applicant should be aware that, should the proposed works be extended to include the resurfacing or reconstruction of the existing driveway, the total construction area may exceed the statutory threshold and trigger the requirement for approval from the SuDS Approving Body (SAB) prior to the commencement of development.
2. Given the steeply sloping nature of the site, surface water runoff must not be directed onto or allowed to discharge onto the adopted highway. Any runoff generated within the site should be managed and retained on-site through appropriate drainage measures. Where the site gradient presents challenges in achieving this, suitable interception and attenuation measures should be incorporated to collect, store and control runoff before any discharge occurs, ensuring that no surface water flows onto Station Road and that flood risk is not increased elsewhere.

SIGNED: Miss A Smith DATE: 05/08/2026
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