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


Rob Morgan- Project Manager

**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 Ynysymaerdy 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 Ynysymaerdy 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.

**Signed:**



**Date:** 6 May 2025