



Application for Planning Permission

Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number Suffix

Property Name

Address Line 1

Address Line 2

Town/city

Postcode

Description of site location (must be completed if postcode is not known)

Easting (x)

Northing (y)

272850

197450

Description

Site includes: Caenant Terrace, Drummau Road, New Road, Whitegates Court, Old Road, the Mineral Railway, the Tennant Canal and temporary construction compounds on Drummau Road, land west of Neath Abbey Business Park, and on playing fields in Skewen Park.

Applicant Details

Reference:

Name/Company

Title

Mr

First name

Richard

Surname

Colman

Company Name

Neath Port Talbot County Borough Council

Address

Address line 1

Neath Port Talbot CBC

Address line 2

Highways and Drainage Services

Address line 3

The Quays, Bunel Way,

Town/City

Baglan Energy Park

Country

Port Talbot

Postcode

SA11 2GG

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

01639686263

Secondary number

Email address

r.colman@npt.gov.uk

Site Area

Reference:

What is the site area?

2.71

Scale

Hectares

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

- ☐ Yes
☒ No

Description of the Proposal

Description

Please describe the proposed development including any change of use

Provision of additional capacity in the new culvert system to alleviate fluvial and surface water flooding of properties in Skewen consisting of: Replacement of existing inlet structure and trash screen and new overflow culvert in the highway at Caenant Terrace; new overflow culvert in the highway along New Road; new overflow culvert and inlet structure with trash screen on Drummau Road; New overflow culvert at Whitegates; Replacement of inlet structure and trash screen at Old Road; new overflow culvert beneath the mineral railway line and new discharge to the Tennant Canal; new overflow weir to discharge flows from the Tennant Canal into the River Clydach.

Has the work or change of use already started?

- ☐ Yes
☒ No

Existing Use

Please describe the current use of the site

Public highway and a mix of residential, commercial properties plus Tennant Canal and playing field.

Is the site currently vacant?

- ☐ Yes
☒ No

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

- ☐ Yes
☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
☒ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

- ☐ Yes
☒ No

Reference:

Materials

Does the proposed development require any materials to be used in the build?

- ☒ Yes
- ☐ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material)

Type: Vehicle access and hard standing Existing materials and finishes: Roads will be resurfaced like for like. Proposed materials and finishes: Roads will be resurfaced like for like.
Type: Other Other (please specify): listed below Existing materials and finishes: existing culverts in place are concrete, existing trash screens are metal. Proposed materials and finishes: Inlet Structure, culvert, chambers, channels, and cascades will be made from mass or reinforced concrete. Trash screens and guard rails will be galvanised steel. Beside the riverbank, blockstone will be used, plus rock roll (stone-filled nets) for erosion protection.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes
- ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

NE04_001-ATK-LSI-SWMWREC-LN-ZH-000001 Pre-app Landowners

NE04_001-ATK-LSI-SWMWREC-LN-ZH-000002 Pre-app Specialist Consultee Letter

NE04_001-ATK-EAC-SWMWREC-RP-LP-000001 Planning Design and Access Statement

60940C_Rep Ecological Impact Assessment by TACP (UK)

20191394_1.0 - Geotechnical and Geo-Environmental Investigation Report 2020

001 1.0 - Geotechnical and Geo-Environmental Investigation Report 2022

NE04_001-ATK-EAC-SWMWREC-RP-LP-000002 Construction Traffic Management Plan (CTMP)

NE04_001-ATK-EBD-SWMWREC-RP-LS-000001 Green Infrastructure Statement (GIS)

NE04_001-ATK-GEN-SWMWREC-RP-LW-000001 Flood Consequences Assessment (FCA)

NE04_001-ATK-EHR-SWMWREC-RP-LH-000001 Heritage Impact Note

NE04_001-ATK-EWE-SWMWREC-RP-LW-000001 Water Framework Directive (WFD) Assessment

NE04_001-ATK-ENV-SWMWREC-RP-LN-000001 Noise and Vibration

Neath Port Talbot County Borough Council Arboricultural and Bat Surveys.

NE04_001-ATK-GEN-SWMWREC-RP-LW-000001 Flood Consequences Assessment

Grounded Trees and Ecology Bat Survey September 2025

Grounded Trees and Ecology BS5837 2012 Survey October 2025

NE04_001-ATK-GEN-SWMWREC-RD-CD-000100 Scheme Overview

NE04_001-ATK-GEN-SWMWREC-RD-CD-000110 Location Plan

The Full drawing list is noted in the PDAS.

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

- ☐ Yes
- ☒ No

Are there any new public roads to be provided within the site?

- ☐ Yes
- ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
- ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☒ Yes
- ☐ No

Reference:

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Vehicle Parking

Is vehicle parking relevant to this proposal?

- ☐ Yes
☒ No

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☒ Yes
☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☐ Yes
☒ No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

Assessment of Flood Risk

Is the site within an area at risk of flooding?

- ☒ Yes
☐ No

[Refer to the Welsh Government's Development Advice Maps website.](#)

If Yes, and you are proposing a new building or a change of use, please add details of the proposal in the following table

Type	Residential (number of units)	Non-residential (Area of land)
☐ Floodplain C1		Hectares
☐ Floodplain C2		Hectares

If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment.

Refer to Section 6 and 7 and Appendix 1 of [Technical Advice Note 15: Development and Flood Risk](#)

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☒ Yes
☐ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

Reference:

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' [Statutory SuDS Standards](#). SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- ☐ Sustainable drainage system
- ☒ Existing water course
- ☐ Soakaway
- ☐ Main sewer
- ☐ Pond/lake

Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
- ☒ Yes, on land adjacent to or near the proposed development
- ☐ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☒ Other
- ☐ Unknown

Other

no foul sewage will be generated by this scheme

Are you proposing to connect to the existing drainage system?

- ☐ Yes
☒ No
☐ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

- ☐ Yes
☒ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

- ☐ Yes
☒ No

Employment

Will the proposed development require the employment of any staff?

- ☐ Yes
☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☐ Yes
☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
☒ No

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ☒ Yes
☐ No

If Yes, please provide details

Neighbourhood and Community Consultation - Residents of Skewen, landowners and local elected members have been consulted to inform them of the following: need for the scheme, project progress, project timeline, and to gather local knowledge. Public engagement in pre-application request 3rd November 2025.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

- ☒ Yes
☐ No

If Yes, please provide details of the name, relationship and role:

Skewen Flood Alleviation is being developed by Neath Port Talbot County Borough Council's Highways and Drainage Services team.

Ownership Certificates

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

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- ☐ Yes
☒ No

If No, can you give appropriate notice to ALL the other owners?

- ☒ Yes
☐ No

Certificate of Ownership - Certificate B

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant

Person Role

- ☐ The Applicant
☒ The Agent

Title

First Name

Reference:

Surname

Wilday

Declaration Date

17/10/2025

☒ Declaration made

Agricultural Holding Certificate

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

Agricultural land declaration - you must select either A or B

- ☒ (A) None of the land to which the application relates is, or is part of an agricultural holding
- ☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

Miss

First Name

Yvonne

Surname

Wilday

Declaration Date

16/10/2025

☒ Declaration made

Reference: