



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)

274820

195116

Description

The site extends over residential areas in Briton Ferry, an area of Jersey Park and the Incline at Ynysmaerdy, amenity land at Briton Ferry Rugby and Cricket Club and Llansawel AFC, through school grounds at Carreg Hir, and an area of unused land at Penrhiwtin.

Applicant Details

Reference:

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Email address

Site Area

Reference:

What is the site area?

31.00

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

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.

Has the work or change of use already started?

- ☐ Yes
☒ No

Existing Use

Please describe the current use of the site

The site extends over residential areas in Briton Ferry, an area of Jersey Park and the Incline at Ynysymaerdy, amenity land at Briton Ferry Rugby and Cricket Club and Llansawel AFC, through school grounds at Carreg Hir, and an area of unused land at Penrhiwtin.

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.

Reference:

Does your proposal involve the construction of a new building?

- ☐ Yes
☒ No

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:

Other

Other (please specify):

Drainage structures

Existing materials and finishes:

Proposed materials and finishes:

Concrete structures, some of which are clad in masonry

Type:

Walls

Existing materials and finishes:

Proposed materials and finishes:

Concrete

Type:

Other

Other (please specify):

Small footbridge

Existing materials and finishes:

Proposed materials and finishes:

Masonry abutments Steel beams Steel handrails Tarmac surfaced

Type:

Other

Other (please specify):

Flood defence bunds

Existing materials and finishes:

Proposed materials and finishes:

Soils, topsoil and grass seeding

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

Reference:

Drawings and Planning and Design and Access Statement. Drawings listed as follows:

NE05_001-ATK-GEN-DR-CD-000001	Proposed Scheme Overview Sheet 1 of 2
NE05_001-ATK-GEN-DR-CD-000002	Proposed Scheme Overview Sheet 2 of 2
NE05_001-ATK-GEN-DR-CD-000010	Plan and Long Section Sheet 1
NE05_001-ATK-GEN-DR-CD-000011	Plan and Long Section Sheet 2
NE05_001-ATK-GEN-DR-CD-000012	Plan and Long Section Sheet 3
NE05_001-ATK-GEN-DR-CD-000013	Plan and Long Section Sheet 4
NE05_001-ATK-GEN-DR-CD-000014	Plan and Long Section Sheet 5
NE05_001-ATK-GEN-DR-CD-000015	Plan and Long Section Sheet 6
NE05_001-ATK-GEN-DR-CD-000016	Plan and Long Section Sheet 7
NE05_001-ATK-GEN-DR-CD-000017	Plan and Long Section Sheet 8
NE05_001-ATK-GEN-DR-CD-000020	Inlet Structure - Cul_0015 - General Arrangement
NE05_001-ATK-GEN-DR-CD-000021	Inlet Structure - Cul_0015 - Proposed Details Sheet 1 of 3
NE05_001-ATK-GEN-DR-CD-000022	Inlet Structure - Cul_0015 - Proposed Details Sheet 2 of 3
NE05_001-ATK-GEN-DR-CD-000023	Inlet Structure - Cul_0015 - Proposed Details Sheet 3 of 3
NE05_002-ATK-GEN-DR-CD-000024	Community Enhancements at Llansawel AFC
NE05_001-ATK-GEN-DR-CD-000070	MH21 - General Arrangement
NE05_001-ATK-GEN-DR-CD-000071	MH21 - General Arrangement - Proposed Details Sheet 1 of 1
NE05_003-ATK-GEN-DR-CD-000073	Brook Court - SW MH19 -SW MH20 PLAN AND CROSS SECTIONS
NE05_001-ATK-GEN-DR-CD-000120	Retaining Wall at NR Culvert (NR ID 20083828) - General Arrangement & Sections
NE05_001-ATK-GEN-DR-CD-000130	Culvert Repairs at NR Culvert (NR ID 20086129) - General Arrangement & Details
NE05_001-ATK-GEN-DR-CD-000140	Brook Court - DCWW Foul Sewer Diversion
NE05_001-ATK-GEN-DR-CD-000200	Typical Details - Sheet 1 of 3
NE05_001-ATK-GEN-DR-CD-000201	Typical Details - Sheet 2 of 3
NE05_001-ATK-GEN-DR-CD-000202	Typical Details - Sheet 3 of 3
NE05_001-ATK-GEN-DR-CD-000310	Jersey Park - Below Ground Attenuation General Arrangement (Sheet 1 of 2)
NE05_002-ATK-GEN-DR-CD-000311	Jersey Park - Below Ground Attenuation General Arrangement (Sheet 1 of 2)
NE05_003-ATK-GEN-DR-CD-000312	Jersey Park - Below Ground Attenuation Sections
NE05_004-ATK-GEN-DR-CD-000313	Jersey Park - Below Ground Attenuation Pipe Long Sections
NE05_005-ATK-GEN-DR-CD-000314	Jersey Park - Below Ground Attenuation Drainage Details (Sheet 1 of 2)
NE05_006-ATK-GEN-DR-CD-000315	Jersey Park - Below Ground Attenuation Drainage Details (Sheet 2 of 2)

Planning Design and Access Statement
EIA Screening opinion
Ecological Impact Assessment
Ground Investigation Report
Construction Traffic Management Plan (CTMP)
Green Infrastructure Statement
Flood Consequences Assessment
Heritage Desk-based Assessment
Heritage Impact Statement
Water Framework Directive (WFD) Assessment

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

Reference:

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

- ☒ Yes
☐ No

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

Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.

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)
<input type="checkbox"/> Floodplain C1		Hectares
<input type="checkbox"/> 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

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 disposal to foul sewer

Are you proposing to connect to the existing drainage system?

- ☒ Yes
- ☐ No
- ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Connection only to the existing surface water drainage system. This scheme improves the conveyance of surface water.

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

Statutory pre-application consultation in accordance with Part 1A of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended) in May-June 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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Jessica

Surname

King

Reference

Date (must be pre-application submission)

27/01/2025

Details of the pre-application advice received

EIA Screening Opinion received 27/1/2025

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

Reference:

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

Surname

Declaration Date

☐ 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

Reference:

Title

First Name

Surname

Declaration Date

☐ Declaration made

DRAFT
APPLICATION -
Not valid for
submission

Reference: