

LDP – PONTARDDULAI TOWN COUNCIL POINTS OF CONCERN

POSITION STATEMENT; 6th JUNE 2019

For an informed contribution at the next planning stage we now have an insight into the technical advice that the planners will receive, [*See sources below for full details*]. This advice will be presented to the Planning Committee and if it was to be accepted, the developer would have to commit to the following pre-conditions.

- Development would not begin in Strategic Development Area A, (Land South of Glanffrwd Road), until DwrCymru/WelshWater was satisfied that adequate defences were in place to protect the town from the consequences of a burst in the High-Pressure Water Main.
- Development would not begin until the Highway Authority was satisfied that enough enhancements had been made to the Spine Street, to Iscoed Road, to Fforest Road and to Junction 48, to ensure that the highways can operate safely, with no unacceptable increases in congestion, queuing, and journey times, with adequate provision for pedestrians, cyclists and public transport.
- Development would not begin until the SuDS Approval Body were satisfied that adequate Sustainable Urban Drainage measures were in place, to ensure that there would be no increase of surface water in the town.
- New developments would not connect into the Fresh Water supply systems until DwrCymru/Welsh Water was satisfied that the systems had enough capacity.
- New developments would not connect into the Foul Water removal and treatment systems until Dwr Cymru/Welsh Water was satisfied that the systems had enough capacity.

The Engineers have made their position very clear, they would object to a plan that did not contain these pre-conditions, so on the face of things, our points of concern have been addressed. But we know that the decisions of the councillors on the Planning Committee can be unpredictable and they may disregard this advice. Are there any other preparations we should make, to encourage the committee to accept this advice and insist upon the developer abiding by these pre-conditions?

AC.

SOURCES

DAN McAULAY, Senior Engineer, SuDS Approval Body, Swansea County Council; E mail, RE:SDA- A PONTARDDULAI POINTS OF CONCERN, 11/4/20019 and E mail, RE: LDP PONTARDDULAI TOWN COUNCIL POINTS OF CONCERN – SURFACE WATER, 30/4/2019.

RHYS EVANS, Lead Forward Plans Officer, DwrCymru/Welsh Water; E-mail, FW: LDP PONTARDDULAI – WATER RELATED ISSUES, 3/4/2019.

MATTHEW BOWYER, Principal Telematics Engineer, Highways, Swansea County Council; E-mail, RE: LDP PONTARDDULAI TOWN COUNCIL CONCERNS RELATING TO THE ROAD TRANSPORT NETWORK, 29/5/2019 and Exchange of E mails; RE- TOWN COUNCIL MEETING 6TH JUNE 2019, 31/5/2019.

