

Planning Department
Neath Port Talbot Council
The Quays
Brunel Way
Baglan Energy Park
Neath SA11 2GG

20th March 2023

FAO: Jessica King

FCA STATEMENT

SITE: CLUN Y BONT, HIGH STREET, CWMGWRACH SA11 5RX

Your Ref: P2023/0194

The application is to re-instate a former garage and store which totals 51.3 sqm.

I have liaised and consulted with Barry Cox, Development and Flood Risk at NRW (contact :

Given the build size (under 100 sqm) and re-instatement proposed, the flood risks are acceptable and measures, i.e. solid floor and raised electrical sockets/fittings, will be incorporated.

Finally, as owners/developers of this property, we accept the site is located in a C2 Flood Zone and the risks associated with this.

If you have any queries, then please do not hesitate to contact me.

Yours sincerely

Mr Q Hussain

Owner/Developer