

Rhodri Griffiths

From: Robert Bowen <info@rbplanning.co.uk>
Sent: 15 January 2026 11:38
To: Rhodri Griffiths
Subject: Re: P2025/0509RECON - 17.12.25 Land Adjacent To 6 Prettyman Drive Llandarcy
Attachments: FCA Jan 2026 Rev B.pdf

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Hi Rhod,

Thanks for the email.

Please find attached my reply to the drianage comments.

- 1.Only maps for surface water flood risk have been provided. Flood risk is likely to be negligible from rivers + coastal, but maps should still be provided. - **Update FCA attached**
- 2.Please provide hydraulic modelling/calculations for the scheme. - **This appears to be excessive. As you are aware works in the existing garden are within the application site(at the request of the LPA) but those works do not require planning permission. The part of site that is the subject to the change of use has no physical works or changes to the surface composition.**
- 3.Concerns have been raised regarding a flooding event during December 2025, please provide comment - it has been raised that the culvert has been altered. Please provide information regarding this.- **It is understood that flooding occurred in December 2025 on the highway and green in front of Prettyman drive. This was as a result of a blocked culvert southeast of the site adjacent to the St. Modwens development. There is no evidence to suggest that the development has caused the flooding. The open water course and culvert are not on the application site or on land owned by the applicant. The applicant has not undertaken any work to the culvert or watercourse. However, as set out in the FCA the council repaired the culvert 3-4 years ago.**
- 4.Area figures in m² figures for impermeable/permeable changes are required. The report references "small areas" under point 4.4 but does not quantify. - **There are no changes to on the land that is the subject of the change of use.**

Many Thanks

Rob

Robert Bowen Planning & Development LTD

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From: Rhodri Griffiths <r.griffiths2@npt.gov.uk>

Sent: 14 January 2026 15:27

To: Robert Bowen <info@rbplanning.co.uk>

Subject: FW: P2025/0509RECON - 17.12.25 Land Adjacent To 6 Prettyman Drive Llandarcy

Hi Rob,

Not good news on this one I am afraid.

Kind regards,

Rhodri

From: Chloe Dyer <c.dyer@npt.gov.uk>

Sent: 14 January 2026 12:41

To: Rhodri Griffiths <r.griffiths2@npt.gov.uk>

Cc: Delyth A. Thomas <d.a.thomas@npt.gov.uk>; Dewi Smith <d.smith@npt.gov.uk>; Logan Walsh <L.Walsh@npt.gov.uk>; SAB & HDC <SAB-HDC@NPT.GOV.UK>

Subject: P2025/0509RECON - 17.12.25 Land Adjacent To 6 Prettyman Drive Llandarcy

Hi Rhodri,

P2025/0509RECON - 17.12.25 Land Adjacent To 6 Prettyman Drive Llandarcy

Please find both my LLFA and drainage obs on the above application enclosed.

Kind regards,

Chloe Dyer BSc(Hons) ENGTECH MICE

SAB & Highway Senior Engineer/ Uwch Peiriannydd CCS & Priffyrdd

SAB & Highway Development Control/ Rheoli Datblygu CCS & Priffyrdd

Tel/Ffôn: 01639 685452

Email / E-bost: c.dyer@npt.gov.uk

Neath Port Talbot County Borough Council/ Cyngor Bwrdeistref Sirol Castell-nedd Port Talbot

The Quays, Brunel Way, Neath SA11 2GG

Y Ceiau, Ffordd Brunel, Castell-nedd, SA11 2GG

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Croesewir gohebiaeth yn y Gymraeg a byddwn yn ymdrin a gohebiaeth Gymraeg a Saesneg i'r un safonau ac amserlenni



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