

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

The Town and Country Planning (Development Management Procedure)
(Wales) Order 2015 (as amended)

HEAD OF ENGINEERING & TRANSPORT

LLFA – LOCAL LEAD FLOOD AUTHORITY OBSERVATIONS

PLANNING APPLICATION NO: 2/3/25/0910/00
APPLICANT: EMILY BYRNE
LOCATION: TOR Y GRAIG FARM, TY LLWYD, BRYNCOCH,
NEATH PORT TALBOT, SA10 7DX
PROPOSAL: DETACHED SHED TO HOUSE PUMP TO
PROVIDE INDEPENDENT WATER SUPPLY TO
TOR Y GRAIG HOUSE WITH ASSOCIATED
POWER SUPPLY, UNDERGROUND PIPES AND
CABLES AND MEANS OF ENCLOSURE

The Highway Authority, in responding to the above application, provides the following substantive response:

No comment	☐
No objection (subject to any specified conditions below)	☐
Concerns have been identified (see below for how those concerns can be addressed by the applicant)	☒
Objection – on the grounds set out below	☐

MY LLFA – LOCAL LEAD FLOOD AUTHORITY OBSERVATIONS ON THIS PROPOSAL ARE AS FOLLOWS:-

There is currently no reference to any previous flood events within the submitted documentation. A formal statement is required confirming whether any flooding incidents have occurred on the site, including surface water, fluvial, groundwater, or sewer-related sources.

A site layout drawing has been provided; however, it does not include existing or proposed levels. A topographical survey is also absent. Both are necessary to enable a full assessment of drainage design, overland flow paths, and how the development sits within the wider landform.

No flood modelling has been undertaken. While this may not be essential given the small scale of the site, justification should be provided to confirm that the absence of modelling does not affect the robustness of the flood risk assessment.

A maintenance schedule for the proposed drainage features has not been submitted. It is therefore assumed that all drainage assets will be privately maintained. Full maintenance details, including responsibilities and frequency, should be provided.

Clarification is required regarding the proposed pump house location. Further explanation is needed as to whether it can be positioned closer to the dwelling and thereby outside of the identified flood risk zone.

The requirements of the TAN 15 checklist have not been met, no drainage statement has been provided.

NOTES TO APPLICANT

 SIGNED: L.Walsh..... DATE: 03/02/2026
pp HEAD OF ENGINEERING & TRANSPORT

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