

## **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: 2/3/25/0509/00  
APPLICANT: J TRANTER  
LOCATION: LAND ADJACENT TO 6 PRETTYMAN DRIVE,  
LLANDARCY, NEATH PORT TALBOT, SA10 6HZ  
PROPOSAL: RETENTION OF CHANGE OF USE OF LAND TO  
EXTENDED GARDEN AREA ASSOCIATED WITH  
6 PRETTYMAN DRIVE TOGETHER WITH  
DETACHED OUTBUILDING, ASSOCIATED  
ENGINEERING OPERATIONS INCLUDING  
RETAINING STRUCTURES / WALLS AND RAISED  
PLATFORMS (FLOOD CONSEQUENCES  
ASSESSMENT RECEIVED 09.12.25)

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

|                                                                                                           |                                     |
|-----------------------------------------------------------------------------------------------------------|-------------------------------------|
| <b>No comment</b>                                                                                         | <input type="checkbox"/>            |
| <b>No objection</b> (subject to any specified conditions below)                                           | <input type="checkbox"/>            |
| <b>Concerns have been identified</b> (see below for how those concerns can be addressed by the applicant) | <input checked="" type="checkbox"/> |
| <b>Objection</b> – on the grounds set out below                                                           | <input type="checkbox"/>            |

#### **MY LLFA – LOCAL LEAD FLOOD AUTHORITY OBSERVATIONS ON THIS RECONSULTATION DATED 18.02.26 ARE AS FOLLOWS:-**

Concerns have been identified below:

- Please provide m2 figures for existing and proposed impermeable and permeable areas.
- Following on from the previous comments regarding the flooding event in December 2025, please could they confirm that no works have been undertaken to the culvert inlet, including any reduction in width, obstruction or alteration during this scheme of work.
- Please confirm whether any ground level changes have taken place adjacent to the culvert inlet which could affect overland flow routing.

#### **NOTES TO APPLICANT**



SIGNED: C.Dyer DATE: 05/03/2026

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LLFA – LOCAL LEAD FLOOD AUTHORITY REF: OBS-2-3-25-0509-00.docx