

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: 2/3/26/0043/00
APPLICANT: Mr Grahame Mann
LOCATION: 53 Briton Ferry Road, Neath, SA11 1AR
PROPOSAL: PROPOSED CHANGE OF USE OF EXISTING
GROUND FLOOR COMMERCIAL UNIT AND
FIRST FLOOR FLAT (USE CLASS C3) INTO 1 NO.
3-BEDROOM DWELLINGHOUSE (USE CLASS C3)
(FLOOD CONSEQUENCES ASSESSMENT
RECEIVED 15/05/2026)

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 RECONSULTATION DATED 00/00/000 ARE AS FOLLOWS:-

The proposed development involves the change of use of an existing building, with no increase in footprint, no raising of ground levels, and no alterations to floodplain storage or flow routes. As such, the proposal is not considered to increase flood risk elsewhere.

No objections are raised.

NOTES TO APPLICANT

 SIGNED: D.Smith DATE: 22/05/2026
pp HEAD OF ENGINEERING & TRANSPORT

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