

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: 2/3/25/0676/00
APPLICANT: MR KASHIF AFSAR
LOCATION: GLAN GARNANT CARE HOME, GLAN
GARNANT, NEUADD ROAD, GWAUN CAE
GURWEN, NEATH PORT TALBOT, SA18 1UF
PROPOSAL: PROPOSED EXTENSION TO ACCOMMODATE 4
ADDITIONAL BEDROOMS, A LOUNGE AREA, TO
THE GROUND FLOOR, OFFICE SPACE TO THE
ATTIC AND ADDITIONAL SPACE TO STAFF
ROOM AND LAUNDRY ROOM TO THE LOWER
GROUND FLOOR.

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:-

No drainage details have been provided as part of this consultation to meet the requirements of an LLFA consultation. The following documents are required in accordance with TAN 15:- FCA & Drainage Statement.

SIGNED:  DATE: 24/10/2025
pp HEAD OF ENGINEERING & TRANSPORT

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