

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: 2/3/25/0485/00RECON – 28/04/2026
APPLICANT: MR WAYNE ROWLES
LOCATION: 1 PERCY ROAD, CYNONVILLE, NEATH PORT
TALBOT, SA13 3HL
PROPOSAL: SINGLE PROPOSED DETACHED HOUSE WITH
INTEGRAL GARAGE.

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:-

We offer no LLFA objection to the scheme proposed scheme in principle. However, please see the details below relating to details of the Flood Consequence Assessment and Drainage Statement that will be required prior to any works, which shall accompany a SAB application, in accordance with Schedule 3 of the *Flood & Water Management Act 2010*:

1. No hydraulic calculations have been submitted. Assume these will form part of the SAB application.
2. The drainage layout plan is not very detailed. No infiltration testing or ground investigation has been undertaken to confirm that a soakaway would be suitable for the site.
3. No safe evacuation routes or emergency procedures provided.

Additionally, a Drainage Statement is required to be submitted in which the following details must be included, as mandated by the new *TAN 15* from the Welsh Government:

Site Details

- Description of existing site (green field, brown field or retrofit schemes).
- Description of existing drainage arrangements.
- Any drainage feeding into the proposed site from adjoining land, or land upstream.
- Identify the estimated existing and proposed permeable areas (in m²).

Surface Water Management

- A description on whether infiltration for the proposed development is feasible.
- An indication of which discharged methods would use by referring to the priority levels, as listed below for reference;
 1. Surface water runoff is collected for use.
 2. Surface water runoff is infiltrated to ground.
 3. Surface water runoff is discharged to a surface water body i.e. watercourse.
 4. Surface water runoff is discharged to a surface water sewer, highway drain, or another drainage system.
 5. Surface water runoff is discharged to a combined sewer.
- Proof of consultation and relevant permissions for the discharge location/s.
- Provide a sketched plan and/or map identifying the locations of surface water discharge.

SuDS Details

- Description of sustainable drainage features/components proposed to use.
- Details of how the features and components are used within the scheme – these could be provided on a sketched plan.
- Details of the future maintenance regime.

Adoption Status of SuDS

- Are the SuDS, or elements of them, proposed to be adopted by the Local Authority, remain private with the landowner, or to be adopted by a management company or development team (i.e. RSL)?

NOTES TO PLANNER

Despite the omission of drainage and SuDS details listed above, the application is acceptable in principle due to the nature of the scheme being carried out is essentially an outline application to accompany the sale of the plot.

Therefore, given the circumstances, we are satisfied that the outstanding details of the *FCA* along with the requirements of the *TAN 15* criteria can be satisfied within a future SAB application and does not affect the approval of planning permission for the proposed development.

SIGNED: N. Evans

DATE: 13/05/2026

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