

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: 2/3/26/0181/00
APPLICANT: MR C TOLLAND
LOCATION: HUDDERSFIELD HOUSE, 23 - 25 TALBOT ROAD, PORT TALBOT, NEATH PORT TALBOT, SA13 1HW
PROPOSAL: PROPOSED DEVELOPMENT: CHANGE OF USE OF FORMER OFFICE AND SOCIAL CLUB INTO A MIXED USE DEVELOPMENT COMPRISING 3 NO. OFFICES AT GROUND FLOOR AND 8 NO. 1 BED FLATS AT FIRST AND SECOND FLOORS, WITH A SECOND FLOOR FLAT ROOF EXTENSION, CREATION OF EXTERNAL ROOF TERRACE, INSTALLATION OF SOLAR PANELS, REAR PARKING AREA, NEW SHOP FRONT, REPLACEMENT WINDOW AND DOORS AND REMOVAL OF WINDOWS WITH ASSOCIATED WORKS.

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:-

- The FCA does not identify or assess reservoir flood risk, despite the site being located within a reservoir flood risk area.
- The site is understood to benefit from existing flood defences, however, these are not referenced or assessed within the FCA.
- The submitted plans do not clearly show existing and proposed levels, and no comparison with design flood levels has been provided.
- New drainage has been proposed (permeable paving car park) however no drainage strategy or statement has been provided.

- No information has been provided on the existing drainage situation. Our assets show a DCWW combined sewer towards the rear of the development.
- No assessment has been provided on the flood storage lost/gained from the proposed development. The FCA generally lacks sufficient quantitative and site-specific assessment to demonstrate that the development will be safe and will not increase flood risk elsewhere.

NOTES TO APPLICANT

N. Waters

SIGNED: DATE: 27/05/2026
pp HEAD OF ENGINEERING & TRANSPORT

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