

## **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: 2/3/26/0067/00  
APPLICANT: N/A  
LOCATION: 48 STATION ROAD, PORT TALBOT, NEATH  
PORT TALBOT, SA13 1LJ  
PROPOSAL: PROPOSED REDEVELOPMENT OF FORMER  
BANK TO 13 AFFORDABLE ACCOMMODATION  
UNITS AND OFFICE (A2)

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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 checked="" type="checkbox"/> |
| <b>Concerns have been identified</b> (see below for how those concerns can be addressed by the applicant) | <input type="checkbox"/>            |
| <b>Objection</b> – on the grounds set out below                                                           | <input type="checkbox"/>            |

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

The Lead Local Flood Authority has reviewed the submitted Flood Consequence Assessment, Drainage Strategy Report and Drainage Statement. The LLFA holds no records of historical flooding affecting the site. The site is not identified as being at risk of surface water flooding on the Flood Map for Planning.

The proposed surface water drainage strategy demonstrates compliance with the Statutory SuDS Standards, including appropriate attenuation, exceedance routing and no increase in flood risk elsewhere. Subject to detailed design and approval through the SAB process, the LLFA raises no objection on local flood risk grounds.

SIGNED: Miss A Smith..... DATE: 29/05/2026.....  
pp HEAD OF ENGINEERING & TRANSPORT

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