

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: 2/3/26/0306/00
APPLICANT: MARTYN WAGSTAFF
LOCATION: YNYS PARK CWMAVON ROAD CWMAVON
NEATH PORT TALBOT SA12 9DQ
PROPOSAL: SINGLE STOREY TOILET BLOCK WITH
ASSOCIATED DRAINAGE AND FENCING
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:-

We have no objection in principle subject to the applicant providing the following information:

- A brief drainage statement - there is no information on the sizing of the proposed surface water system, no clear outfall location shown, and no maintenance details. A plan should be provided showing an overview of the wider drainage system.
- Hydraulic calculations aren't necessary given the scale, and any flood storage loss is likely to be negligible. However, some clarification is needed on the discharge route, connection to the existing 3G pitch drainage, and how the system will operate during flood conditions.

NOTES TO APPLICANT

N. Waters

SIGNED: DATE: 05/06/2026.....
pp HEAD OF ENGINEERING & TRANSPORT

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