

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: 2/3/26/0414/00
APPLICANT: PHILIPPA MARTIN
LOCATION: 2A VICTORIA ROAD, SANDFIELDS, NEATH
PORT TALBOT, SA12 6AB
PROPOSAL: CHANGE OF USE FROM A HAIRDRESSER USE
CLASS A1 WITH FLAT ABOVE USE CLASS C3 TO
AN EDUCATION AND TRAINING CENTRE USE
CLASS D1. ALTERATION TO REAR DOOR AND
INSTALLATION OF A PITCH ROOF TO REAR
OUTBUILDING

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 proposal comprises a change of use and alterations to existing buildings. No significant increase in building footprint or impermeable area has been identified from the submitted plans, and the proposed rear parking area is indicated as permeable.

The proposal is not considered likely to increase surface water runoff rates or volumes from the site and is not expected to increase flood risk elsewhere.

Based on the submitted drawings, the development does not appear to create 100m² or more of new construction area and therefore does not appear to require SAB approval under Schedule 3 of the Flood and Water Management Act.

I therefore recommend no objection to the proposal.

SIGNED:.....Miss A Smith..... DATE: 20/07/2026.....

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