

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: 2/3/25/0842/00RECON 01/07/2026
APPLICANT: MS EMILY BYRNE
LOCATION: 1 HENFAES ROAD, TONNA, NEATH, SA11 3DX
PROPOSAL: DEMOLITION OF EXISTING LISTED BUILDING
ON SITE, INCLUDING THE OUTBUILDINGS AND
ERECTION OF 8NO. DWELLINGS (6NO. MARKET
AND 2NO AFFORDABLE), WITH ASSOCIATED
HIGHWAY, LANDSCAPING, DRAINAGE AND
INFRASTRUCTURE 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 submitted Flood Consequences Assessment (June 2026) demonstrates that the site is located within DAM Zone A and is at very low risk from fluvial and tidal flooding. The assessment also includes a drainage strategy setting out the proposed surface water management arrangements for the development.

Whilst the FCA does not include a specific assessment of loss of flood storage, the site is not identified as forming part of any mapped floodplain or flood storage area, and no evidence has been provided to indicate that the development would result in the loss of functional flood storage. On this basis, the LLFA is satisfied that the proposal is unlikely to increase flood risk elsewhere.

SIGNED: _____ Miss A Smith _____ DATE: _____ 22/07/2026 _____
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