

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: 2/3/26/0413/00
APPLICANT: DAVE MUMFORD
LOCATION: KENFIG INDUSTRIAL ESTATE, MARGAM,
NEATH PORT TALBOT, SA13 2PE
PROPOSAL: CONSTRUCTION OF A DUO-PITCHED PORTAL
FRAMED BUILDING TO ACCOMMODATE OFFICE
AND WORKSHOP SPACE WITH A VEHICLE
LOADING BAY AND UNLOADING SERVICE YARD
AND ASSOCIATED CAR PARKING AREA.

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:-

Please see the Drainage Section comments regarding the Lead Local Flood Authority consultation, it is noted that there has been a SAB pre-application submitted for this site (SP2026/0004), with feedback returned on 16/06/2026:

No major issues with this one. The site is located outside of mapped flood risk areas.

We have no records of flooding at this location. However, can the applicant provide a brief statement confirming whether or not they are aware of any historic flooding incidents affecting the site?

Therefore, per the above response, please could the applicant confirm whether they are aware of any historic flooding incidents at the site.

NOTES TO APPLICANT

SIGNED: N. Evans DATE: 17/07/2026
pp HEAD OF ENGINEERING & TRANSPORT

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