

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: 2/3/26/0430/00
APPLICANT: GIROMA PROPERTY DEVELOPMENTS LIMITED
LOCATION: LAND ADJOINING TRAVANCORE AND OFF,
PENTWYN ROAD, CYNONVILLE, NEATH PORT
TALBOT, SA13 3HH
PROPOSAL: CONSTRUCTION OF FOUR SEMI-DETACHED
DWELLINGHOUSES, ESTATE ROAD AND
ASSOCIATED INFRASTRUCTURE

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:-

No Flood Consequences Assessment (FCA) or Drainage Statement has been submitted in support of the application. As such, insufficient information has been provided to enable the LLFA to assess the proposals against the requirements of Technical Advice Note (TAN) 15 or to determine the potential impact of the development in respect of flood risk and surface water management.

Whilst the accompanying Design and Access Statement makes reference to surface water being managed via sustainable drainage measures within the site, no supporting drainage calculations, plans, hydraulic assessments, exceedance flow routes, or flood risk information have been submitted to substantiate these statements.

Accordingly, the LLFA is unable to provide substantive comments on the flood risk implications of the development or its compliance with TAN 15 at this stage.

The applicant should submit a Flood Consequences Assessment and an appropriate Drainage Statement, together with any supporting technical information necessary to demonstrate compliance with TAN 15 and to enable a full assessment of the proposed development

SIGNED: Miss A Smith DATE: 27/07/2026
pp HEAD OF ENGINEERING & TRANSPORT

LLFA – LOCAL LEAD FLOOD AUTHORITY REF: LOBS260430