

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: 2/3/26/0448/00
APPLICANT: MISS THI VAN ANH NGUYEN
LOCATION: 6 ANGEL PLACE, NEATH, NEATH PORT
TALBOT, SA11 1RQ
PROPOSAL: CHANGE OF USE FROM A SHOP (CLASS A1) TO
A NAIL BAR (UNIQUE USE)

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:-

Concerns have been identified below:

- This development is a change in use only with no overall increase in building footprint; therefore, it is not considered to increase flood risk elsewhere.
- The flood zone classification plan (section 3.1) appears to relate to the wrong location (Ystrad Mynach). Please could they submit separate plans showing the relevant flood zone classifications in the area.
- The FCA refers to a bespoke flood evacuation plan; however, this has not been submitted as part of the application.
- Details of safe evacuation routes and emergency procedures should be included in the FCA to demonstrate how occupants can safely respond during a flood event.

NOTES TO APPLICANT



SIGNED: C.Dyer..... DATE: 12/08/2026.....
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