

Our Ref: CAS-306056-D1G7

Your Ref: P2026/0066

Neath Port Talbot County Borough Council
The Quays
Briton Ferry
SA11 2GG

Dyddiad/Date: 06 May 2026

Annwyl Syr/Madam/Dear Sir/Madam,

Bwriad/Proposal: Change of use (no external alterations) from a dental practice (Use Class D1) to a single dwelling (Use Class C3)

Lleoliad/Location: 44 Victoria Road Sandfields, Port Talbot, SA142 6AD.

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales (NRW) about the above, which we received on 15 April 2026.

We have **concerns** with the application as submitted and further consideration is required by your authority regarding **flood risk**. Our detailed comments are provided below.

Flood risk

The planning application proposes the change of use of a dental practice to a single dwelling which would be considered highly vulnerable development. The Flood Map for Planning identifies the application site to be partially at risk of flooding and within Flood Zone 2 and 3 (Sea).

We refer you to Section 10 of Technical Advice Note 15: Development, flooding and coastal erosion, dated 2025 (TAN15) for advice on how you should consider this application in line with current planning policy. Our role is to provide you with detailed advice on the findings and conclusions of the Flood Consequences Assessment (FCA) in relation to flooding from rivers and/or the sea, including the impact on flooding elsewhere. For advice on flood risk from surface water and or small watercourses you should consult with your Lead Local Flood Authority.

We have reviewed the FCA undertaken by MDA Civils and Structures Engineering Ltd., dated 10 April 2026, revision A. The FCA confirms that the site does not fully comply with Figure 5 of TAN15. The rear of the property is shown to be at risk in 0.5% plus climate change allowance, although the flood depths are shown to be minimal. In the 0.1% plus

climate change allowance event the flood depths are within the tolerances of Figure 6 of TAN15. Whilst the proposal does not fully comply with TAN 15 we acknowledge the site's location and the limited flood risk associated with the site. We advise that it is a matter for your authority to be satisfied that the risks and consequences of flooding can be managed in accordance with TAN 15.

Guidance on resilient design can be found in Chapter 13 of Technical Advice Note 15: Development, flooding and coastal erosion, dated 2025, which references advice from Construction Industry Research and Information Association, including a Code of Practice and Guidance for Property Flood Resilience.

We provide advice on our website [Natural Resources Wales / Preparing for a flood](#) which may be useful for the developer or occupant of the proposal.

Other matters

The advice in this letter relates to matters which are included on our [consultation topics list](#). We do not rule out the potential for the proposed development to affect other environmental interests that are not included on this list.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our [website](#) for further details.

If you have any queries about the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully,

Scott O'Connor

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning
Cyfoeth Naturiol Cymru/Natural Resources Wales

E-bost/E-mail: swplanning@cyfoethnaturiolcymru.gov.uk

Ffôn/Phone: 03000 65 4183

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.