



Development Control
NPTBC

By Email only to C.Lamnea@npt.gov.uk

6th May 2026

Dear Sir/ Madam,

Re: Former Briton Ferry Health Centre, Hunter Street, Briton Ferry, Neath Port Talbot, SA11 2SF

We write in connection with application reference P2025/0646. The applicant wishes to submit further amended plans in place of those previously submitted as part of this S.73 application. These amended plans reflect a change to the floor levels of the building, which has been raised as a response to climate change and possible flood risk. This has been accommodated through both raising the floor levels, along with amendments to the roof pitch and internal configuration to minimise the massing of the building, as shown on the comparative plans.

Proposed Amended/Additional Plans and Documents	Approved Plans to be Superseded/Omitted
SP815 - P100 Site Location Plan SP815 - P01 Existing Site Plan SP815 - P02 Proposed Site Plan (Rev. C) SP815 - P02 Proposed Site Plan (Rev C) SP815 - P03 Proposed Ground Floor Plan (Rev. C) SP815 - P04 Proposed First Floor Plan SP815 - P05 Proposed Roof Plan (Rev. C) SP815 - P07 Proposed Elevations (Rev. C) SP815 – P08 Proposed Elevations (Rev B) SP815 – P09 Proposed Sectional Elevations (Rev C) SP815 – P14 Proposed Comparative Elevation TC25326 L300 Specification v5 TC25326 L200 Planting Plan v5 TC25326 L100 Landscape Strategy v5 TC25326 L400 Tree pit details v5 TC25326 GI Statement v3 Flood Consequence Assessment and Outline Drainage Strategy March 2026	Dwg. No. G2-GA-100. Dwg. No. G2-GA-101 Rev A. Dwg. No. G2-GA-105 Rev B. Dwg. No. G2-GA-106. Dwg. No. G2-GA-110 Rev A. Dwg. No. G2-GA-111 Rev A. Dwg. No. G2-GA-400 Rev B. Dwg. No. G2-SE-300 Rev A. Dwg. No. A3-A107 Rev D. Dwg. No. A1-A103 Rev G.

--	--

For clarity the following represents a comprehensive list of all the updated plans the applicant seeks to rely on in respect of this Section 73 application:

- SP815 - P100 Site Location Plan
- SP815 - P01 Existing Site Plan
- SP815 - P02 Proposed Site Plan (Rev C)
- SP815 - P03 Proposed Ground Floor Plan (Rev B)
- SP815 - P04 Proposed First Floor Plan (does not require updating)
- SP815 - P05 Proposed Roof Plan (Rev. C)
- SP815 - P07 Proposed Elevations (Rev C)
- SP815 - P08 Proposed Elevations (Rev B) (does not require updating)
- SP815 – P09 Proposed Sectional Elevations (Rev C)
- SP815 – P14 Proposed Comparative Elevation (does not require updating)
- TC25326 L300 Specification v5
- TC25326 L200 Planting Plan v5
- TC25326 L100 Landscape Strategy v5
- TC25326 L400 Tree pit details v5
- TC25326 GI Statement v3
- JM11725 Former Briton Ferry Health Centre PEA (11/9/25)
- Flood Consequence Assessment and Outline Drainage Strategy March 2026

For the avoidance of doubt we confirm that the following plans previously submitted as part of this Section 73 application are now redundant:

- SP815 - P02 Proposed Site Plan (Rev. B)
- SP815 - P03 Proposed Ground Floor Plan (Rev. B)
- SP815 - P05 Proposed Roof Plan (Rev. B)
- SP815 - P06 Proposed Section A-A
- SP815 - P07 Proposed Elevations (Rev. B)
- SP815 - P09 Proposed Sectional Elevations
- SP815 - P10 Proposed Perspective Views
- SP815 - P11 Proposed Perspective Views
- SP815 - P12 Proposed Perspective Views
- SP815 - P13 Proposed Perspective Views
- TC25326 L300 Specification v4 (270825)
- TC25326 L200 Planting Plan v4 (270825)
- TC25326 L100 Landscape Strategy v4 (270825)
- TC25326 L400 Tree pit details v4
- TC25326 GI Statement v2
- Proposed Drainage Strategy Report (Sept 2025)
- TAN 15 Drainage Statement (Jan 2026)

A Flood Consequence Assessment and Outline Drainage Strategy March 2026 has also been obtained which has been previously submitted.

We trust this is acceptable but if you require anything further in order to consider these amendments, please let us know.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'L. Humar'.

Louise Humar

Amity Planning