

Ein cyf/Our ref: CAS-307578-Z2S7
Eich cyf/Your Ref: P2026/0181

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

Dyddiad/Date: 18 May 2026

Annwyl Syr/Madam/Dear Sir/Madam,

Bwriad/Proposal: Change of use of former office and social club into a mixed use development comprising 3 No. offices at ground floor and 8 No. flats at first and second floors, with a second floor flat roof extension, creation of external roof terrace, installation of solar panels, rear parking area, new shop front, replacement window and doors and removal of windows with associated works.

Lleoliad/Location: Huddersfield House, 23 - 25 Talbot Road, Port Talbot, Neath Port Talbot, SA13 1HW

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales (NRW) about the above, which we received on 28 April 2026.

We have no objection to the proposed development as submitted and provide the following advice.

Flood risk

The planning application proposes a change of use from office and social club to mixed use building. This includes flats on the upper floors which is defined as highly vulnerable development in Technical Advice Note 15: Development, flooding and coastal erosion (TAN15), dated 2025. The Flood Map for Planning identifies the application site to be at risk of flooding and within Flood Zone 3 Rivers.

As the highly vulnerable element of the scheme is located above ground level, we are satisfied it is elevated from any flood risk. A less vulnerable use is being maintained on the ground floor. As such we do not require a flood consequences assessment (FCA) to advise you on the consequences of flooding to and from the new residential property.

We have not reviewed the submitted FCA as we consider the proposal to be low risk.

However, it is for planning authorities to determine whether the risks and consequences of flooding are acceptable. Therefore, you should be satisfied that the proposal has fully considered access requirements, including evacuation routes used in an emergency flood event. If you require technical advice on the submitted FCA to arrive at this judgement, please notify us and allow us additional time to undertake the review.

We would also expect the developer to take the opportunity to incorporate flood resilient design where feasible. 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.

European protected species

We note that the proposal will require works to roof and walls of the building, therefore we recommend you seek the advice of your Authority's internal ecological adviser about the requirement for further information to be submitted in support of the application, the need for bespoke surveys and the scope of further information, where required.

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,

A Fracchiolla

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

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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.