

Ein cyf/Our ref: CAS-290094-X3P3
Eich cyf/Your ref: P2025/0676

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

Dyddiad/Date: 28 October 2025

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: Proposed extension to accommodate 4 additional bedrooms, a lounge area, to the ground floor, office space to the attic and additional space to staff room and laundry room to the lower ground floor.

LLEOLIAD/LOCATION: Glan Garnant Care Home, Neuadd Road, Garnant, SA18 1UF

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 09 October 2025.

We have concerns regarding the location of the proposal within a Marine Special Area of Conservation (SAC) catchment. Further details are provided below.

Impacts on nutrient sensitive SACs

NRW has published [updated conservation advice](#) (Regulation 37 advice) for marine Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).

The discharge from the proposed development would be within a river catchment for the Burry Inlet Inner of the Carmarthen Bay and Estuaries SAC.

The marine water body has been identified as having ecological features sensitive to high levels of nutrients, where elevated levels of nitrogen have been recorded and a biological response to this observed. Increases in nitrogen discharges in freshwater catchments draining to the marine water body may contribute to the failure of the site to meet its conservation objectives.

In line with our [Advice to planning authorities for planning applications affecting nutrient sensitive Special Areas of Conservation](#) under the Habitats Regulations, Planning Authorities must consider the impact of proposed developments on water quality within these SAC catchments.

In the first instance, we refer you to the section titled '*What development proposals are unlikely to increase nutrient levels within a river SAC?*'. Please note that this advice is equally applicable to marine SACs. If having considered that Advice, your Authority is satisfied that this development should be screened out as not likely to have a significant effect, we would raise no further concerns in respect of nutrient impacts. If it is not possible to screen the development out, an Appropriate Assessment should be undertaken, and we should be re-consulted. If insufficient information is provided to demonstrate that there will be no adverse effect, we would object to this planning application.

Flood Risk

The planning application proposes or highly vulnerable development. The Flood Map for Planning identifies the application site to be at risk of flooding and very partly within Flood Zone 2 and 3 Rivers.

Given the limited extent of flood risk and the location of flood risk shown to be affecting the application site (and in the absence of a flood consequences assessment) we consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks to these areas.

Protected Species

We note that the information submitted in support of the above application (Survey for Bats for Glangarnant Care Home by Bat and Barn Owl Surveying Services dated 7 July 2025) has identified that bats are unlikely to be using the application site. We therefore have no comments to make on the application as submitted in respect of bats.

We recommend that you discuss the need to secure further measures/ avoidance measures with your internal ecological advisor.

Other Matters

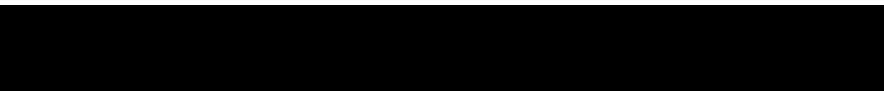
The advice in this letter relates to matters which are included on our [consultation topics list](#). We do not rule out the potential for the proposed development to affect other environmental interests that are not included on this list.

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 on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully,


Uwch Gynghorydd - Cynllunio Datblygu/Senior Advisor - Development Planning
Cyfoeth Naturiol Cymru/Natural Resources Wales



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.