

Ein cyf/Our ref: CAS-313871-F4C7
Eich cyf/Your ref: P2026/0458

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

Dyddiad/Date: 23 July 2026

Annwyl Syr/Madam/Dear Sir/Madam,

Bwriad/Proposal: Change of use of the first and second floor to a chiropractic clinic (class D1)

Lleoliad/Location: 3 Victoria Road, Sandfields, SA12 6QG

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

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

Flood risk

The planning application proposes less vulnerable development in the form of a chiropractic clinic (use class D1). The Flood Map for Planning identifies the application site to be at risk of flooding and within Flood Zone 2 (Rivers and Sea) and partially within a TAN15 Defended Zone.

The application proposes a change of use from one less vulnerable use (class A1) to another (class D1) as defined in Technical Advice Note 15: Development, flooding and coastal erosion (TAN15), dated 2025. As such we consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks and consequences. 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 TAN15 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.

Please note, we have not reviewed the submitted Flood Consequences Assessment (FCA) as we consider the proposal to be low risk. However, it is for the planning authority to determine whether the risks and consequences of flooding are acceptable. Therefore 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.

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,

Tomas Hopkins

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.