

Ein cyf/Our ref: CAS-313308-V5R4
Eich cyf/Your ref: P2025/0646

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

Dyddiad/Date: 29 July 2026

Annwyl Syr/Madam/Dear Sir/Madam,

Bwriad/Proposal: Section 73 application (variation of condition) to amend the approved development for (i) a reduction in the number of bedrooms at the care home from 40 to 24; (ii) a reduction to the footprint of the building; (iii) changes to the roof form and elevations/materials and (iv) a revised landscaping, planting and boundary treatment scheme with the variation of planning condition 2 (approved plans), 6 (hard landscaping and planting scheme), 8 (demolition and construction method statement), 9 (obscure glazing) and 12 (enclosures) of planning permission p2023/0767 granted 23.08.2024.

Lleoliad/Location: Former Briton Ferry health centre, Hunter Street, Briton Ferry, Neath Port Talbot, SA11 2SF

Thank you for re-consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 08 July 2026.

We continue to have **concerns** with the application as submitted. To overcome these concerns, further consideration is required regarding **flood risk**. Further details are provided below.

Flood risk

Following our previous response letter dated 15 May 2026 (our reference: CAS-302079-D6C9) we note the submission of a letter from JBA Consulting to your authority entitled 'RE: P2025/0646 - Former Health Centre Hunter Street Briton Ferry - NRW Response (V2)' dated 7 July 2026 (reference TCY-JBAU-XX-XX-LT-Z-0001.docx), which we have reviewed.

As the additional information provided within the letter by JBA does not include any new evidence in relation to compliance with Technical Advice Note (TAN)15 (2025), our advice within our previous response letter remains applicable. We continue to advise that it is a decision for your authority as to whether the inclusion of a void underneath the building is acceptable, and can be sufficiently managed and maintained.

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,

Hannah Roberts

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

E-bost/E-mail: swplanning@cyfoethnaturiolcymru.gov.uk
Ffôn/Phone: 03000 65 3358

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.