



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-157378-J9X8
Eich cyf/Your ref: P/21/0225

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30/07/2021

Annwyl Syr/Madam / Dear Sir/Madam,

BWRIAD / PROPOSAL: PROPOSED EXTENSION TO ALDI STORES, DEMOLITION OF THE EXISTING CAR SALES BUILDING, BOUNDARY WALL, AND FORECOURT TO FACILITATE EXTENSION, RE-CONFIGURATION OF THE EXISTING CAR PARK AND OTHER EXTERNAL WORKS

LLEOLIAD / LOCATION: ALDI FOODSTORE LTD AND SIMON JONES CARS PLYMOUTH STREET MERTHYR TYDFIL

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 01/07/2021.

We have concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek further information from the applicant regarding flood risk. If this information is not provided, we would object to this planning application. Further details are provided below.

Flood Risk

The planning application proposes less vulnerable development (retail). Our Flood Risk Map confirms the site to be within Zone C2 of the Development Advice Map (DAM) contained in TAN15.

Section 6 of TAN15 requires the Local Planning Authority to determine whether the development at this location is justified. Therefore, we refer you to the tests set out in section 6.2 of TAN15. If you consider the proposal meets the tests set out in criteria (i) to (iii), then the final test (iv) is for the applicant to demonstrate through the submission of an FCA that the potential consequences of flooding can be managed to an acceptable level.

We have reviewed the FCA undertaken by Craddy's, dated March 2021, reference 11867w0001b. Our advice to you is that the FCA fails to demonstrate that the risks and consequences of flooding can be managed to an acceptable level for the reasons explained below.

The FCA correctly identifies that the development is located within DAM Zone C2, however it also refers to the Flood Risk Assessment Wales (FRAW) map which we would highlight is not suitable for planning purposes. We note that the Development Advice Maps (DAM) remain the official flood risk map for development planning purposes at this time.

The FCA notes that the proposal will include ground raising and ground lowering. However, it states that; *'detailed proposed levels are not currently available; however, a preliminary review has been undertaken, which shows flood volume storage will be increased with the proposed development'*.

We note that an initial analysis has been undertaken, however no further details/mapping regarding flood risk has been provided. We therefore are unable to fully assess the proposals line with TAN 15 and would therefore require clarification on this prior to determination. FCA should be undertaken in line with the technical requirements as outlined in A1.17 of TAN15.

The purpose of the FCA is to ensure that all parties, including the authority, are aware of the risks to and from the development, and ensure that if practicable, appropriate controls can be incorporated in a planning permission to manage the risks and consequences of flooding.

If no further information is submitted, or a revised FCA fails to demonstrate that the consequences of flooding can be acceptably managed over the lifetime of the development, then we object to this application.

Please inform us, in accordance with paragraph 11.7 of TAN15, if you are minded to grant permission for the application contrary to our advice.

As it is for your Authority to determine whether the risks and consequences of flooding can be managed in accordance with TAN15, we recommend you consider consulting other professional advisors on matters such as emergency plans, procedures and measures to address structural damage that may result from flooding. Please note, we do not normally comment on the adequacy of flood emergency response plans and procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement during a flood emergency would be limited to delivering flood warnings to occupants/users.

Land Contamination

We consider that the controlled waters at this site are not of the highest environmental sensitivity, therefore we will not be providing detailed site-specific advice or comments with regards to land contamination issues for this site.

It is recommended that the requirements of Planning Policy Wales and the [Land Contamination Risk Management \(LCRM\)](#) guidance should be followed.

These comments are based on our assumption that **gross contamination** is not present at this location. If, during development, gross contamination is found to be present at the site please re-consult us.

European Protected Species

We note that the bat report submitted in support of the above application (Tyler Grange Group Ltd., date: 16th June 2021, ref: 13892_R01b_LT_MM.) We have no comments to make on the application as submitted.

Other Matters

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

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.

Advice to the Developer

Works near a Watercourse

Due to the proximity of the site to watercourses, all works at the site must be carried out in accordance with GPP5 and PPG6: 'Works in, near or over watercourses' and 'Working at construction and demolition sites' which are available on the following website: <http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

Charlotte Morgan

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