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14/12/2021

Annwyl Syr/Madam / Dear Sir/Madam,

BWRIAD / PROPOSAL: CHANGE OF USE FROM OFFICES TO RESTAURANT (A3 USE CLASS) AT GROUND FLOOR, AND 12 FLATS (C3 USE) OVER THE FIRST, SECOND, THIRD & FOURTH FLOORS. PROPOSAL TO INCLUDE EXTERNAL WORKS TO BUILDING

LLEOLIAD / LOCATION: CASTLE HOUSE, GLEBELAND STREET, MERTHYR TYDFIL

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 25 November 2021.

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

Flood Risk

The application site lies entirely within Zone C1 as defined by the Development Advice Map (DAM) referred to in Technical Advice Note 15: Development and Flood Risk (TAN15).

Given the nature of the proposed development, the proposal will result in highly vulnerable development being introduced into an area of flood risk, however, this will be elevated above the flood risk and there is no change in the vulnerability use at the ground floor level, we consider the risk could be acceptable subject to the developer being made aware of the potential flood risks.

Further Advice

Section 6 of TAN15 requires your Authority to determine whether the development at this location is justified. We refer your Authority to the justification tests set out in section 6.2. You should be satisfied that the proposal is acceptable in terms of flood risk, particularly with regard to access and egress considerations and for emergency planning purposes.

We recommend you consult other professional advisors (e.g. Emergency Planners, Emergency Services, Building Control) on the acceptability of proposals and on matters we cannot advise on, such as, emergency plans, procedures and measures to address structural damage that may result from flooding. Please note, we do not normally comment on or approve the adequacy of flood emergency response 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.

The developer can access advice and information on protection from flooding from the ODPM publication '[Preparing for Floods: Interim Guidance for Improving the flood resistance of domestic and small business properties: interim guidance - GOV.UK](http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/281111/Preparing_for_Floods_-_Interim_Guidance_for_Improving_the_flood_resistance_of_domestic_and_small_business_properties_interim_guidance.pdf)' (www.gov.uk). Additional guidance can be found: [Prepare for flooding: Protect yourself from future flooding - GOV.UK](http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/281111/Preparing_for_Floods_-_Interim_Guidance_for_Improving_the_flood_resistance_of_domestic_and_small_business_properties_interim_guidance.pdf) (www.gov.uk).

European Protected Species

We recommend you seek the advice of your in-house ecologist to determine if there is a reasonable likelihood of bats, a European Protected Species, being present within the application site. If so, in accordance with Technical Advice Note 5: Nature Conservation and Planning (paragraph 6.2.2) a bat survey may be required.

The survey should be carried out in accordance with 'Bat Surveys; Good Practice Guidelines 3rd Edition' published by the Bat Conservation Trust 2016. We therefore have no adverse comments to make on the application, as submitted. Please consult us again if any survey undertaken finds that bats are present at the site and you require further advice from us.

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.

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

Yn gywir / Yours faithfully

Kate Glover

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