

FloodSmart Plus



Site Address

92-94 High Street
Merthyr Tydfil
CF47 8UP

Grid Reference

E 304945 N 206398

Report Prepared for

G&B Investments Limited
11-17 Fowler Road
Ilford
Essex
IG6 3UJ

Date

2021-08-03

Report Status

FINAL

Site Area

356 m²

Report Reference

74542R2



Flood Consequence Assessment

The Site is currently used in a 'Less Vulnerable' use as a bar. Development proposals comprise the conversion of the first and second floors to residential and holiday accommodation, classed as 'Highly Vulnerable'.

The Site is located in Development Advice Map (DAM) Zone C2, which is an area of the floodplain without significant flood defence infrastructure. This is not generally in accordance with Table 9 of TAN15 (2004), however a pre-application (ref: PA/21/0003) indicates the proposals could potentially form part of the wider regeneration of the town centre, which in term can contribute to its vitality and viability. The location of the flats on the first floor and second floor of the building would also greatly reduce the risk to the future occupants. The wider regeneration benefits and flood mitigation are considered to outweigh the level of flood risk identified.

The Flood Risk Assessment Wales (FRAW) and National Flood Hazard maps confirm:

- The Site has a Low to Very Low risk of flooding from rivers, this represents a 'worst case' undefended scenario;
- The Site has a Very Low risk of flooding from surface water and small watercourses;
- Access and egress routes to the east, could be constrained by a 'Danger for Most' Hazard rating, although if access arrangements are changed to the west, this would reduce the rating to a 'Low' hazard, which is acceptable.

GeoSmart's Groundwater Flood Risk Screening (GW5) map indicates a Moderate risk of groundwater flooding at the Site.

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1. Executive summary



The Planning Policy Wales (PPW) 11th edition (2021) and Technical Advice Note 15 (TAN 15) (2004) requires Flood Consequence Assessments (FCA) to review flooding from all potential sources. A review has been undertaken of national environmental data sets to assess the potential flood risk to the Site. The review is provided within this concise interpretative report written by an experienced GeoSmart consultant.

Site analysis

Source of Flood Risk	Baseline	After Mitigation
River (fluvial) flooding	Low to Very Low ¹	Very Low
Sea (coastal/tidal) flooding	Very Low	N/A
Surface water (pluvial) and small watercourses flooding	Very Low	N/A
Groundwater flooding	Moderate	Low
Other flood risk factors present	No	N/A
Is any other further work recommended?	Yes	Yes (see below)

N/A = mitigation not required

¹ Model data was requested for the Site but was not provided within the time frame of this report. The National Hazard and Flood Risk Assessment Wales (FRAW) maps (2020) have been used to assess flood risk to the Site. The Site is at a Low to Very Low risk with a Low risk adjacent in the highway to the east.

Summary of existing and proposed development

The Site is currently used as a bar. Development proposals comprise the conversion of the first and second floors to residential and holiday accommodation. The ground floor is to be retained as a bar. Site plans are included within Appendix A.

A topographic survey was not available to confirm the level of building floors or thresholds. In the absence of this information, analysis of Google StreetView imagery has been used and indicates the building threshold is raised above the adjacent highway with a ramped entrance by approximately 0.15 m above kerb height (total 0.3 m above the adjacent highway).

The ground levels along the pavement are approximately 179.2 mAOD, the threshold level is therefore approximately 179.35 mAOD.

Summary of flood risks

The flood risks from all sources have been assessed as part of this report and are as follows:

- According to the NRW's Development Advice Map (DAM) the Site is located entirely within Zone C2 which are areas of the floodplain without significant flood defence infrastructure (TAN15, 2004).
- According to Natural Resources Wales' (NRW) National Flood Hazard and Flood Risk Assessment Wales (FRAW) maps (2020), the Site could be affected by a flooding from rivers in events with a Very Low probability of occurring.
- Modelled flood elevation data was requested from the NRW, although the NRW stated in their response (Appendix B) that:

"the modelling in this area was carried out by Capita for Merthyr Council in 2015. Therefore, as we do not own the Intellectual Property Rights for this model, you would need to approach Merthyr Council/Capita."

The model data was then requested from Merthyr Council and their response can be found in Appendix B:

"I don't believe that we in Planning have access to the raw data from the modelling that was carried out by Capita in 2015. The FCA that was published at this time (in support of the proposals for a new bus station) is publicly available, and can be found under the application reference number P/16/0048".

The referenced FCA was not available through the planning portal and was requested on the 21st June 2021. A response was not received within the timeframe of this report.

In the absence of detailed modelling, the NRW's National Hazard and FRAW Maps (2020) were used to derive flood levels and risks at the Site. The maps confirm the Site has a Very Low to Low risk of flooding from rivers.

Access to the east along the adjacent highway is at a Low risk with flood depths of up to 0.3 m in area with an elevation of ~179 mAOD (approximate flood level of 179.3 mAOD).

Access and egress routes to the east, could be constrained by a 'Danger for Most' Hazard rating, although if access arrangements are changed to the west, this would reduce the rating to a 'Low' hazard, which is acceptable.

- According to NRW's FRAW risk of flooding from surface water (pluvial) and small watercourses map, the Site is at Very Low risk of pluvial flooding.
- According to GeoSmart's Groundwater Flood Risk (GW5) Map, there is a Moderate potential for groundwater flooding at the Site, during a 1 % annual probability (1 in 100 year) event.
- The risk of flooding from artificial sources such as reservoirs, sewers and canals have been assessed:
 - According to NRW's Risk of Flooding from Reservoir mapping, the Site is at risk of reservoir flooding;

- o According to Ordnance Survey (OS) mapping, there are no canals within the vicinity of the Site; and
- o Merthyr Tydfil Borough Council Flood Risk Management Plan (2013) does not confirm any incidence of sewer flooding within the Borough.

The flooding risks from artificial sources are deemed to be very low.

TAN15 (2004) confirms the flooding consequences associated with Emergency Services and Highly Vulnerable developments are not considered to be acceptable within DAM Zone C2. Plan allocations should not be made for such developments and planning applications not proposed.

The proposals are Highly Vulnerable in nature and the Site is located in Zone C2, which is not generally in accordance with Table 9 of TAN15 (2004). However, a pre-application letter obtained from Merthyr Borough Council (ref: PA/21/0003) confirms:

"The building is located within a C2 Flood Risk Zone, which is defined in TAN15 as being an area of floodplain without significant flood defence infrastructure. In such areas, 'highly vulnerable development', which includes residential and holiday accommodation, should be directed away from these flood zones. The development has the potential to form part of the wider regeneration of the town centre, which in turn can contribute to its vitality and viability. The location of the flats on the first floor and second floor of the building would greatly reduce the risk to the future occupants. In order to fully consider the flood risk, it would be necessary for a Flood Consequence Assessment (FCA) to be undertaken and submitted as part of the planning application. Natural Resources Wales would then be consulted as part of the planning application process."

As such, the wider regeneration benefits and flood mitigation proposed as part of the development are considered to outweigh the low to very low flooding risks in this instance.

In addition, the NRW have confirmed¹ a new set of Flood Map for Planning Flood Zones will be published at the end of Summer 2021, which will replace the relatively outdated DAM Zones. It is likely TAN15 will also be updated at the same time as this, to support the new zonation and policy arrangements.

¹ <https://naturalresources.wales/flooding/development-advice-map/?lang=en>

Proposed flood mitigation

Flood depths in the Low risk (1 % AEP event plus climate change proxy) scenario would be relatively shallow and would occur adjacent to the building. In order to provide freeboard for wave action (from passing vehicles) the following mitigation is proposed (site plans are included in Appendix A):

- Finished Floor Levels (FFL) at the rear entrance will be raised by 0.3 m above existing;
- Flood barrier systems will be installed to protect thresholds.
- Access to the High Street, east of the Site is anticipated to flood up to 0.3 m, this route should be avoided where possible as there is a 'Danger for Most' hazard rating assigned.

An alternative access route to the west (at the rear entrance) along Castle Yard is proposed in the development plans. This route has a 'Low' Hazard rating assigned.

- o Site management teams and occupants of the Site will be signed up to receive EA Flood Alerts and Flood Warnings.
- o A Flood Warning and Evacuation Plan (FWEP) will be produced for inclusion within the proposed development.

2. Introduction



Background and purpose

This assessment has been undertaken by firstly compiling information concerning the Site and the surrounding area. The information gathered was then used to construct a 'conceptual site model', including an understanding of the appropriateness of the development as defined in the PPW (2021) and the source(s) of any flood risk present. Finally, a preliminary assessment of the steps that can be taken to manage any flood risk to the development was undertaken.

This report has been prepared with reference to the TAN 15 (2004) which supplements the PPW (2021).

The general approach of PPW, supported by the TAN, is to advise caution in respect of new development in areas at high risk of flooding by setting out a precautionary framework to guide planning decisions. The overarching aim of the precautionary framework is, in order of preference, to:

- Direct new development away from those areas which are at high risk of flooding; and
- Where development is considered to be in high-risk areas (Zone C) only those developments which can be justified on the basis of the tests outlined in section 6 and section 7 are located within such areas.

The purpose of this report is to provide clear and pragmatic advice regarding the nature and potential significance of flood hazards which may be present at the Site.

Report scope

A thorough review of a commercially available flood risk report and NRW supplied data indicating potential sources of flood risk to the Site from rivers and coastal sources, surface run-off (pluvial), groundwater and reservoirs, including historical flood information and modelled flood extent. Appropriate measures are recommended to manage and mitigate the flood risk to the property.

Information obtained from NRW and a review of Merthyr Tydfil Borough Council Local Flood Risk Management Strategy (2013) have been used to ascertain local flooding issues and, where appropriate, identify information to support a Sequential and/or Exception test required as part of the PPW (2021).

Using available data, the existing and future flood risks to and from the Site from all flood sources will be assessed in line with current best practice.

An indication of potential flood risk from the Site to downstream receptors is provided where the proposed development increases run-off from the Site.

Report limitations

It is noted that the findings presented in this report are based on a desk study of information supplied by third parties. Whilst we assume that all information is representative of past and present conditions, we can offer no guarantee as to its validity and a proportionate programme of site investigations would be required to fully verify these findings.

This report excludes consideration of potential hazards arising from any activities at the Site other than normal use and occupancy for the intended land uses. Hazards associated with any other activities have not been assessed and must be subject to a specific risk assessment by the parties responsible for those activities.

Datasets

The following table shows the sources of information that have been consulted as part of this report:

Table 1. Datasets consulted to obtain confirmation of sources of flooding and risk

Source of flooding	Datasets consulted			
	Commercial Flood Maps	FRMS*	Natural Resources Wales (Appendix C)	OS Data
Historical	X	X	X	
River (Fluvial) / Sea (tidal)	X	X	X	
Surface water (pluvial)	X	X	X	
Groundwater	X	X		
Sewer		X		
Culvert/bridges		X		X
Reservoir		X	X	

* Merthyr Tydfil Borough Council Local Flood Risk Management Strategy (2013).

3. Site analysis



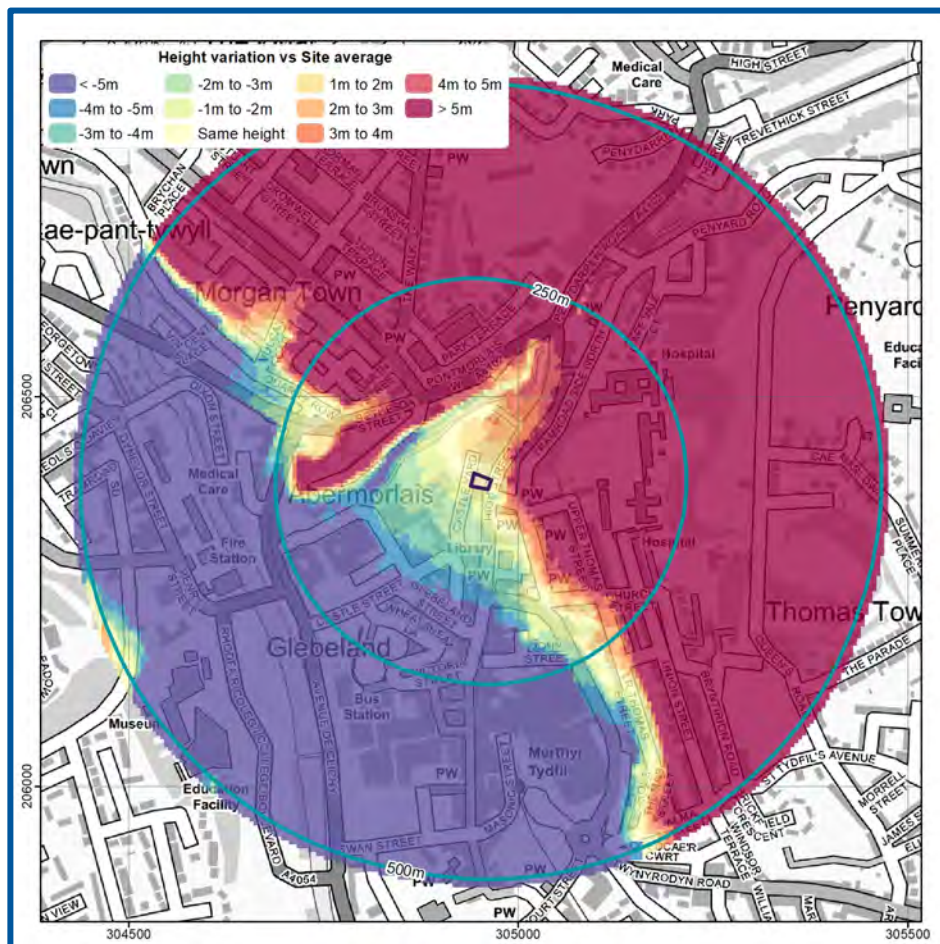
Site information

The Site is located in Merthyr Tydfil County Borough Council in a setting of commercial and residential land use at National Grid Reference SO 04945 06398. Site plans and drawings are provided in Appendix A.

LiDAR ground elevation data indicates the general ground levels on the Site are between 178.86 and 179.47 mAOD with the Site falling gradually in a southerly direction. This is based on elevation data obtained for the Site from the Lle Portal to a 1 m resolution with a vertical accuracy of ± 0.15 m (Appendix C).

It should be noted the Site comprises 100 % building. A topographic survey was not available to confirm the level of building floors or thresholds. In the absence of this information, analysis of Google StreetView imagery has been used and indicates the building threshold is raised above the adjacent highway with a ramped entrance by approximately 0.15 m above kerb height (total 0.3 m above the adjacent highway).

Figure 1. Site Location and Relative Elevations (GeoSmart, 2021).



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Development

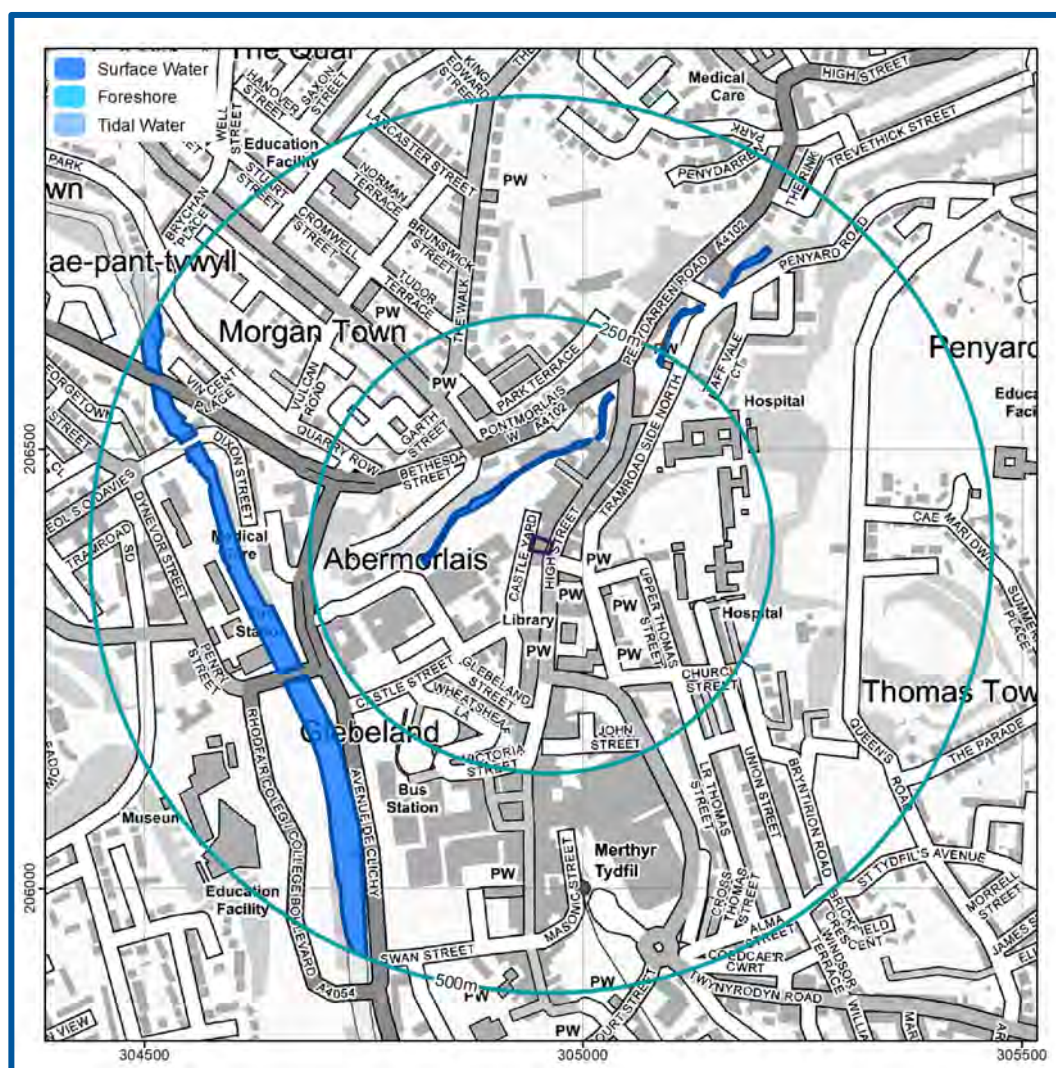
The Site is currently used as a bar with the first and second floors used for storage purposes.

Development proposals comprise the conversion of the first and second floors to residential and holiday accommodation, comprised of 6 holiday lets on the first floor and 5 studio flats on the second floor, with access to the accommodation to the west. The existing development is classed as Less Vulnerable and the proposed development is classed as Highly Vulnerable according to Table 9 (Summary of Policy Requirements) in TAN 15 (2004). Site plans are included within Appendix A.

The effect of the overall development will result in an increase in number of occupants and/or users of the building and will result in the change of use, nature or times of occupation. The estimated lifespan of the development is 100 years.

Hydrological features

Figure 2. Surface water features (NRW, 2021)



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The River Taff is located approximately 300 to the west.

The Nant Morlais is located approximately 60 m to the north west.

Proximity to relevant infrastructure

A bridge over the River Taff is 445 m (Bethesda Road) and 400 m to the north west (Dixon Street), 300 m to the west (A4054) and 530 m to the south west (A4054).

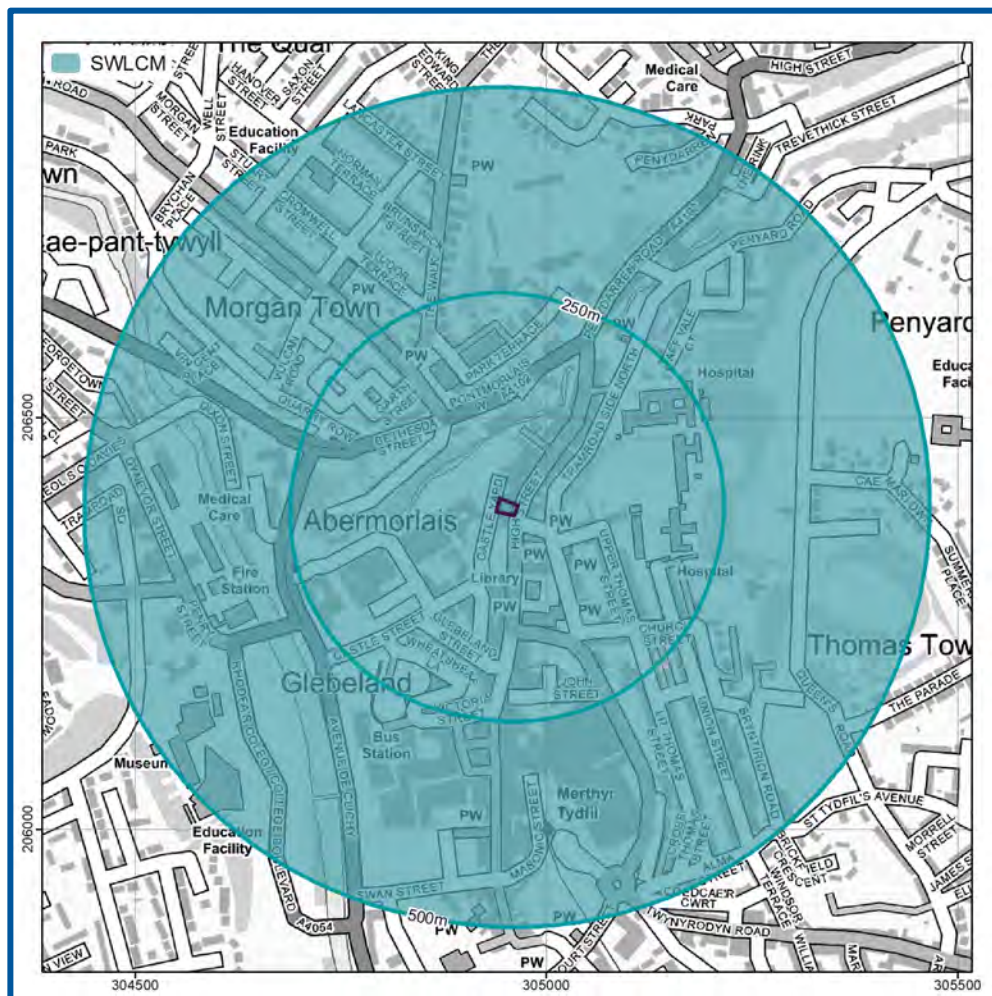
The Nant Morlais is culverted 115 m to the west and 125 m and 180 to the north east.

Hydrogeological features

British Geological Survey (BGS) mapping indicates no recorded superficial geology mapped beneath the Site ((BGS, 2021).

BGS mapping indicates the underlying bedrock geology (Figure 3) consists of the South Wales Lower Coal Measures Formation (SWLCM) (sandstone) and is classified as a Secondary (A) Aquifer (BGS 2021).

Figure 3. Bedrock Geology (BGS, 2021)



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The Site does not lie within a groundwater Source Protection Zone (SPZ) (EA, 2021).

A review of the BGS borehole database (BGS, 2021) indicates the most relevant borehole record ref: SO00NW536 is 40 m west, at an elevation of 177.97 mAOD and indicates gravel and boulders to 5.5 m below ground level (bgl), underlain by mudstone to 7.5 m bgl. Water seepage was recorded to rise to 3.4 m bgl.

The hydrogeological characteristics suggest there is potential for a groundwater table beneath the Site.

Groundwater levels may rise in the bedrock aquifer in response to high river events, subject to the hydraulic continuity between the driving water level, the groundwater system and the Site.

4. Flood risk to the development



Historical flood events

According to the NRW's Historical Flood Map, no historical flood events have been recorded at the Site (NRW, 2021).

The purpose of historical flood data is to provide information on where and why flooding may have occurred in the past. The absence of any recorded events does not mean flooding has never occurred on-Site or that flooding will never occur at the Site.

Rivers (fluvial) / Sea (coastal/tidal) flooding

The predominant flood risk at the Site is from flooding from rivers, termed as fluvial flooding. The Site is located in an inland location and the risk of flooding from coastal and tidal processes are therefore considered to be Very Low.

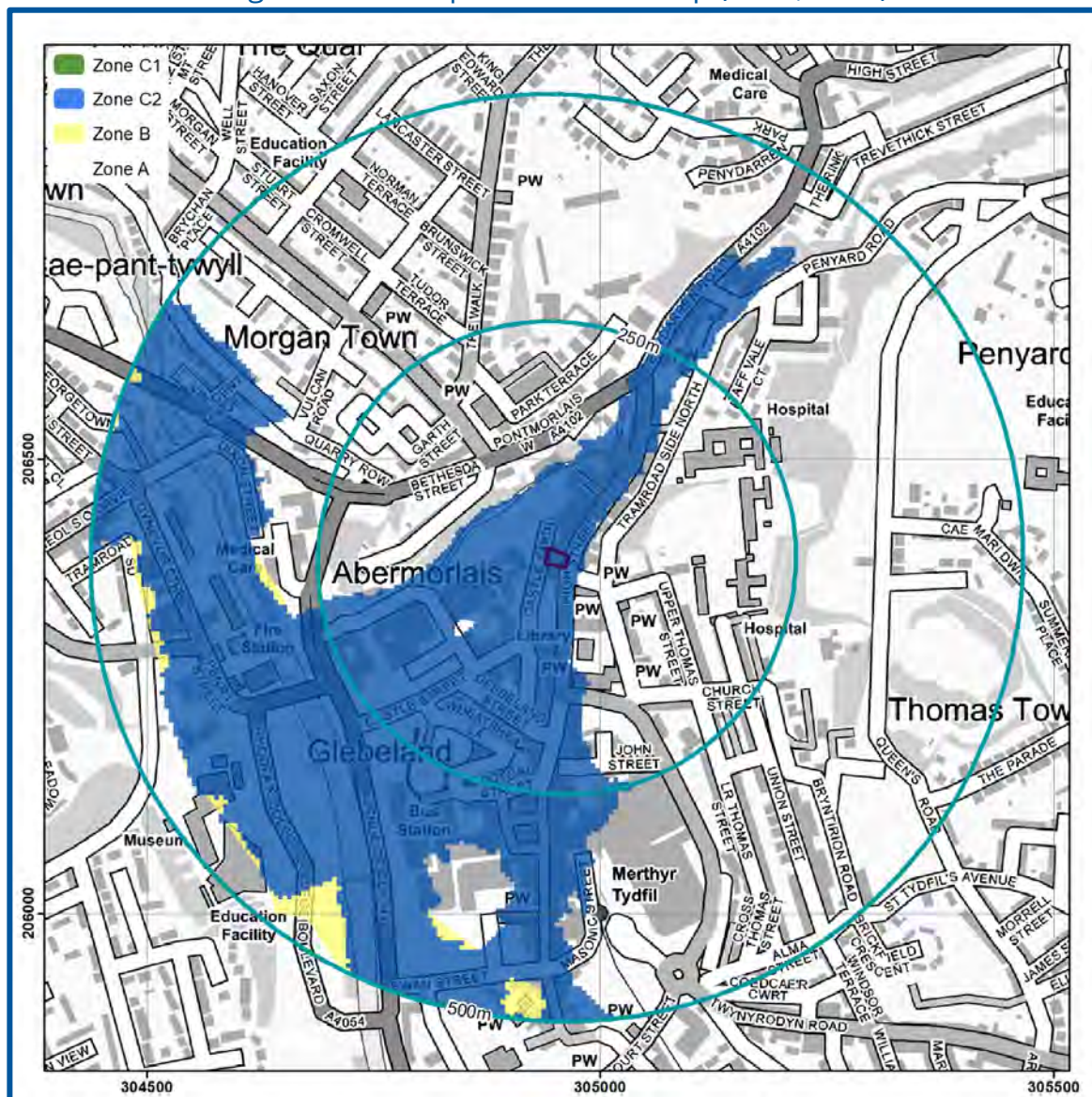
River (fluvial) flooding occurs during times of heavy rainfall or snow melt when watercourses' capacity can be exceeded, over topping the banks and flood defences.

The Development Advice Map (DAM) is used for development planning matters, this confirms that currently, the Site is located within Zone C2 (TAN15, 2004).

Table 2: Development Advice Map Classification

Description of Zone	Zone
Considered to be at little or no risk of fluvial or tidal/coastal flooding.	A
Areas known to have been flooded in the past evidenced by sedimentary deposits.	B
Areas of the floodplain which are developed and served by significant infrastructure, including flood defences.	C1
Areas of the floodplain without significant flood defence infrastructure.	C2

Figure 7. Development Advice Map (NRW, 2021)



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Flood defences

Guidance

Sites that are located close to flood defences are likely to be zones where rapid inundation will occur in the event of the flood defences being overtopped or breached. A Site located close to flood defences (within 250 m) may require a more detailed FRA subject to local topography.

There are no flood defences within the vicinity of the Site.

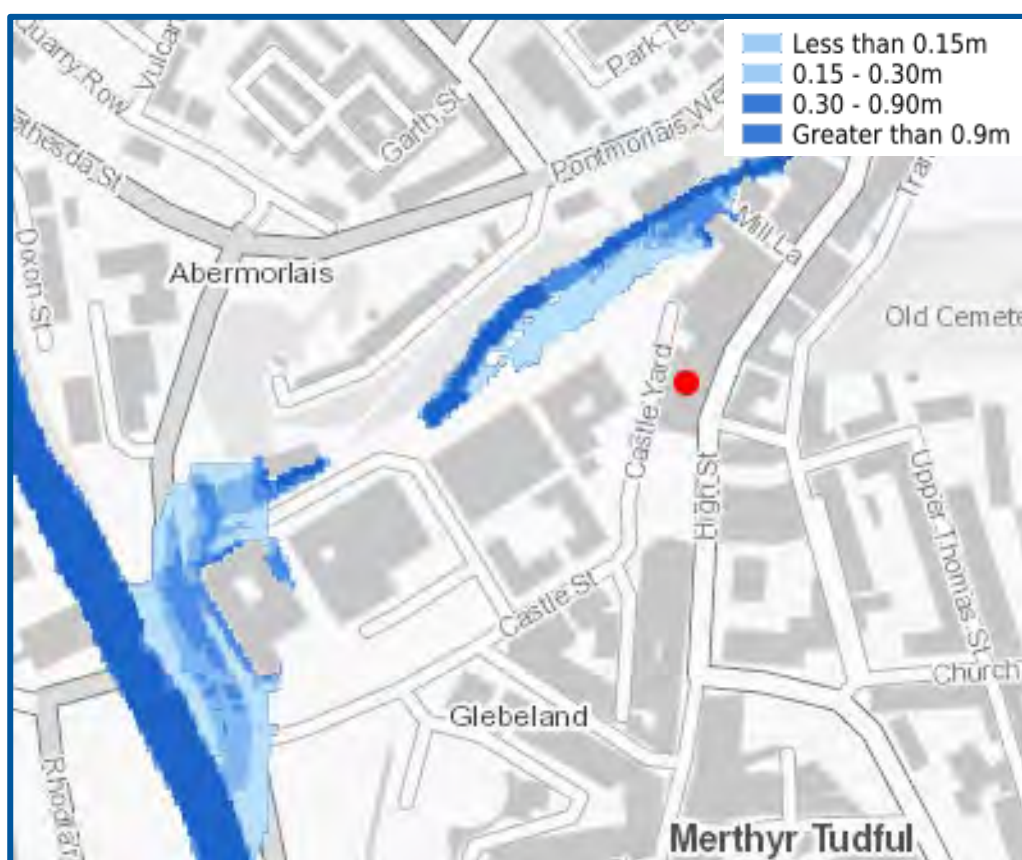
National Flood Hazard Maps

The National Flood Hazard (NFH) and Flood Risk Assessment Wales (FRAW) maps were published in the Summer of 2020, these show results for an undefended scenario which means the modelling and mapping process explicitly excluded any flood defences.

The maps do not currently have an official status for setting planning policy, but may be used within this environment once the NRW's new Flood Zones and TAN15 has been published.

The NFH and FRAW maps have been used though, in order to understand the probability of the flood event, which is most likely to affect the Site though.

Figure 4. 1 in 30 year (High risk) map



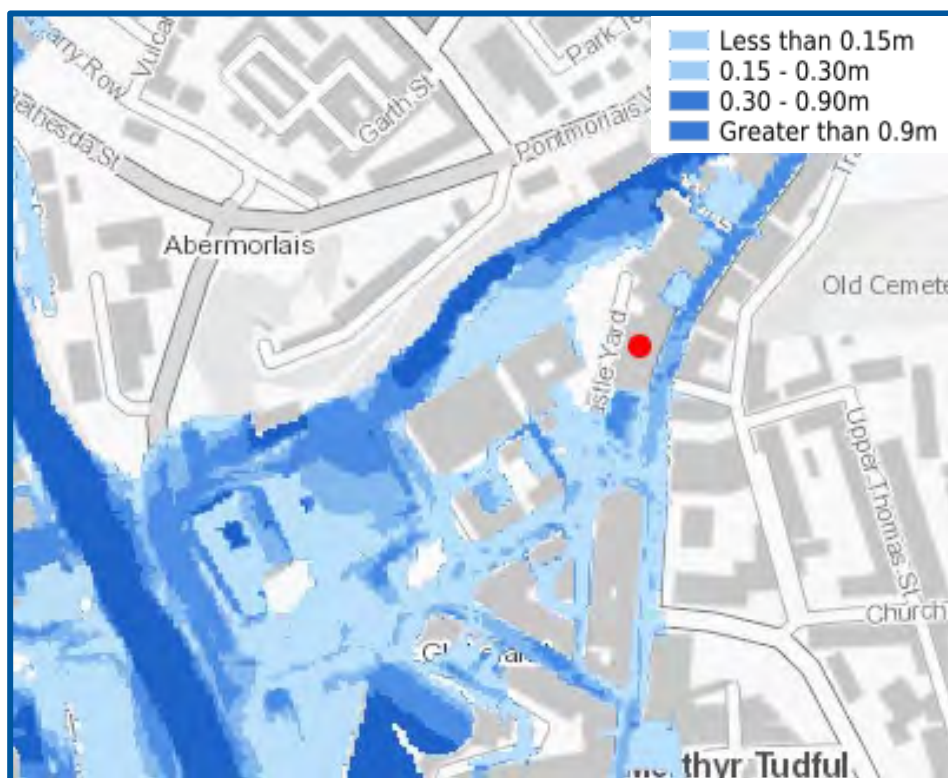
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Figure 5. 1 in 100 year (Medium risk) map



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Figure 6. 1 in 1000 year (Low risk) map



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The maps indicate the Site is at a Very Low to low risk, with access to the east along the High Street at a Low risk, with anticipated flood depths of up to 0.3 m.

Model data

As the Site is located within the NRW's fluvial floodplain, modelled flood elevation data was requested from the NRW. However, the NRW stated in their response (Appendix B) that:

"the modelling in this area was carried out by Capita for Merthyr Council in 2015. Therefore, as we do not own the Intellectual Property Rights for this model, you would need to approach Merthyr Council/Capita."

The model data was requested from Merthyr Council and their response can be found in Appendix B:

"I don't believe that we in Planning have access to the raw data from the modelling that was carried out by Capita in 2015. The FCA that was published at this time (in support of the proposals for a new bus station) is publicly available, and can be found under the application reference number P/16/0048"

The referenced FCA was not available through the planning portal and was requested on the 21st June 2021. A response was not received within the timeframe of this report.

The National Hazard Maps have been used to assess flood risk.

Climate change factors

In accordance with the Welsh Governments Climate change allowances for planning purposes, CL-03-16 guidance (2016), allowances should be made for increased river levels and flows to proposed development, where applicable.

However, as no flood level for the Site can be interpolated, a climate change flood level also cannot be interpolated. The National Hazard Low risk maps represent the risk in a 0.1 % AEP event, and has been used in proxy of a climate change flood level.

In a Low risk event flood depths of up to 0.3 m are anticipated in the adjacent highway in area with an elevation of ~179 mAOD (approximate flood level of 179.3 mAOD).

The Site is not anticipated to flood. Analysis of Google StreetView imagery shows the building is raised above the adjacent highway with a ramped entrance approximately 0.15 m above kerb height (total 0.3 m above the adjacent highway).

Surface water (pluvial) flooding

Surface water flooding occurs when intense rainfall exceeds the infiltration capacity of the ground and overwhelms the drainage systems. It can occur in most locations even at higher elevations and at significant distances from river and coastal floodplains.

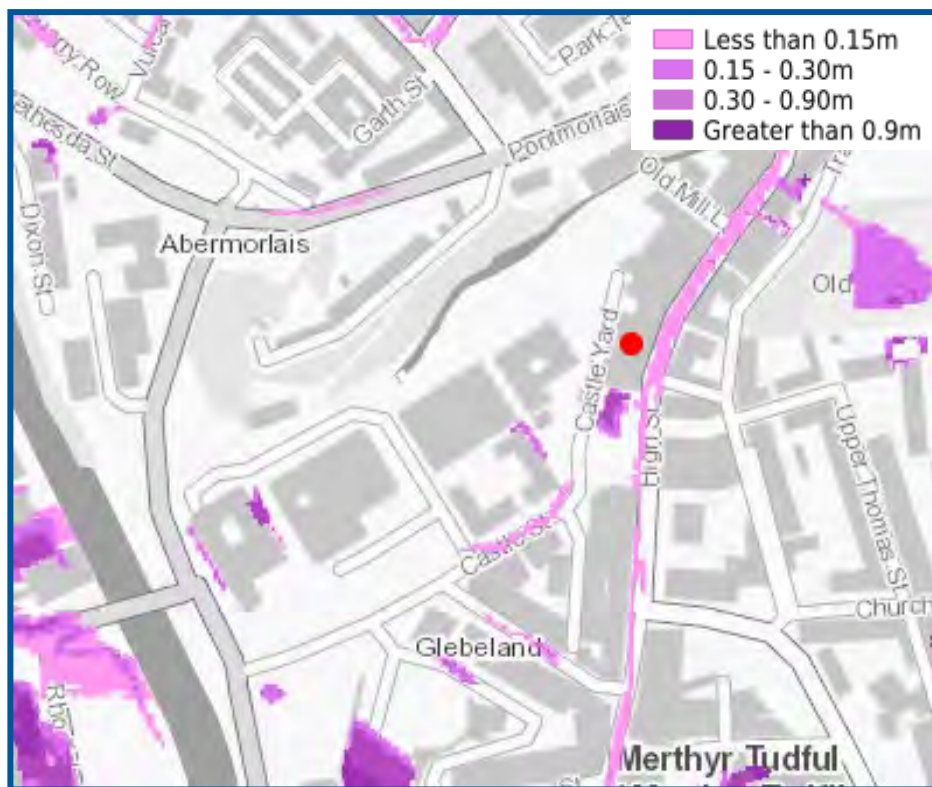
According to the NRW's Risk of Flooding from Surface Water (pluvial) mapping, there is a Very Low risk of pluvial flooding at the Site.

Guidance

According to NRW's surface water flood risk map the Site is at:

- Very Low risk - chance of flooding of less than 1 in 1000 (0.1%).
- Low risk - chance of flooding of between a 1 in 1000 & 1 in 100 (0.1% and 1%).
- Medium risk - chance of flooding of between a 1 in 100 and 1 in 30 (1% and 3.3%).

Figure 7. NRW Medium surface water flood risk map (NRW, 2021)



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An area to the east along High Street is at a High to Low risk of pluvial flooding with anticipated maximum flood depths of up to 0.3 m. This may affect access to the flats and accommodation.

Analysis of OS mapping, ground elevation data and the NRW's pluvial flow route mapping confirms the Site is not located on a potential overland flow route.

Climate change may lead to an increase in rainfall intensity which affects river levels, land and urban drainage systems. Rainfall intensity for small and urban catchments may increase from 5 to 20 % (central estimate) or 10 % to 40 % (Upper estimate) over the period to 2115 (EA, 2021).

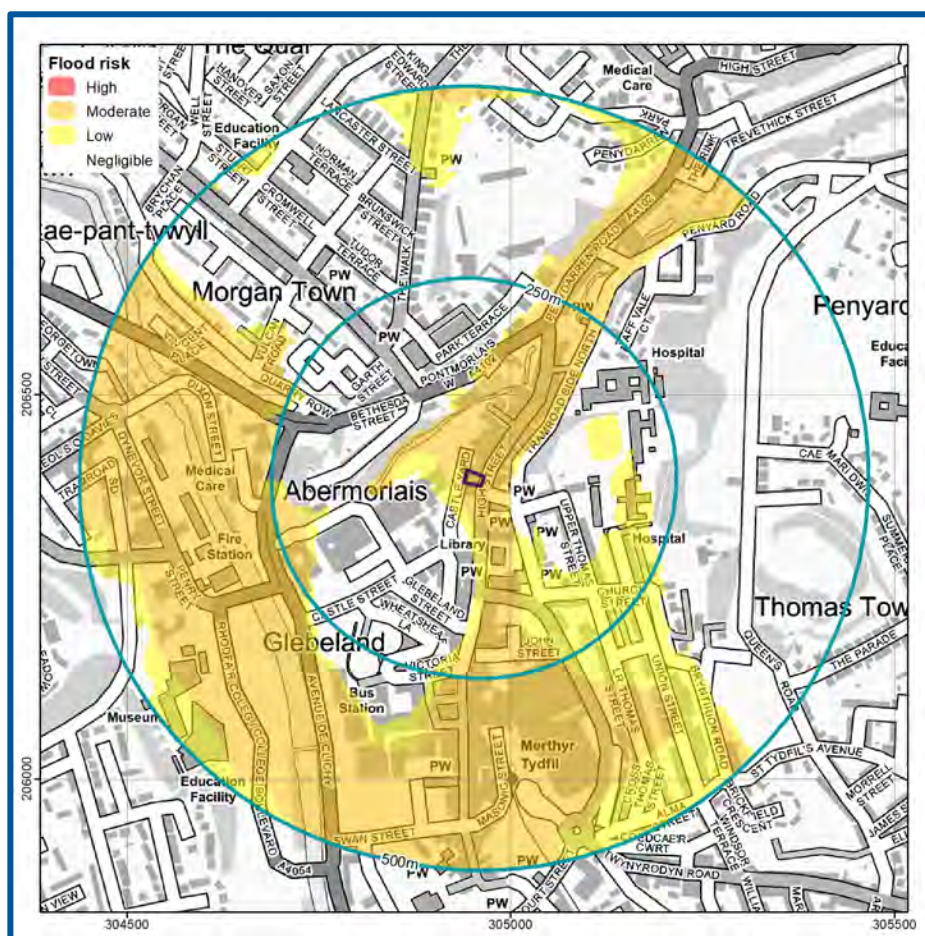
On-Site surface water drainage systems should be designed appropriately to manage the run-off.

Groundwater flooding

Groundwater flooding occurs when sub-surface water emerges from the ground at the surface or into Made Ground and structures. This may be as a result of persistent rainfall that recharges aquifers until they are full; or may be as a result of high river levels, or tides, driving water through near-surface deposits. Flooding may last a long time compared to surface water flooding, from weeks to months. Hence the amount of damage that is caused to property may be substantially higher.

Groundwater Flood Risk screening data (Figure 8) indicates there is a Moderate risk of groundwater flooding at surface in the vicinity from permeable bedrock and superficial during a 1 in 100 year event.

Figure 8. GeoSmart GW5 Groundwater Flood Risk Map (GeoSmart, 2021)



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Mapped classes combine likelihood, possible severity and the uncertainty associated with predicting the subsurface system. The map is a national scale screening tool to prompt site-specific assessment where the impact of groundwater flooding would have significant adverse consequences. Mapping limitations and a number of local factors may reduce groundwater flood risk to land and property even where it lies within mapped groundwater flood risk zones, which do not mean that groundwater floods will occur across the whole of the risk area.

A site-specific assessment has been undertaken to refine the groundwater risk screening information on the basis of site-specific datasets (see Section 3) including the NRW's fluvial and tidal floodplain data (where available) to develop a conceptual groundwater model. The risk rating is refined further using the vulnerability of receptors including occupants and the existing and proposed Site layout, including the presence of basements and buried infrastructure. The presence of any nearby or on-Site surface water features such as drainage ditches, which could intercept groundwater have also been considered.

Based on a review of (limited) site specific data:

- Groundwater levels may rise in the bedrock aquifer in response to high river events.
- A spring line has not been identified in the vicinity of the Site.
- BGS borehole ref SO00NW536 recorded a water seepage to rise to 3.4 m bgl.

The site-specific assessment suggests the groundwater levels in the 100 year event could emerge above the ground surface and recorded groundwater levels were relatively shallow. Therefore, groundwater has a moderate potential to emerge above the surface, but given the raised nature of the thresholds above adjacent ground levels and the vulnerability of the existing and proposed ground floor site use, the risks of groundwater flooding are deemed to be Low.

The risks can be higher for buried infrastructure, although this assessment has been undertaken to assess the first and second floor levels. Groundwater could potentially impact adjacent ground levels, which could affect evacuation routes primarily.

Guidance

Low Risk - There will be a remote possibility that incidence of groundwater flooding could lead to damage to property or harm to other sensitive receptors at, or near, this location.

Climate change predictions suggest an increase in the frequency and intensity of extremes in groundwater levels. Rainfall recharge patterns will vary regionally resulting in changes to average groundwater levels. A rise in peak river levels will lead to a response of increased groundwater levels in adjacent aquifers subject to the predicted climate change increases in peak river level for the local catchment.

The impact of climate change on groundwater levels beneath the Site is linked to the predicted risk in both peak river levels and also the variation in rainfall recharge which is uncertain. Based on the available evidence the resulting increase to groundwater flood risk will be mitigated by the proposed measures.

Flooding from artificial sources

Artificial sources of flood risk include waterbodies or watercourses that have been amended by means of human intervention rather than natural processes. Examples include reservoirs (and associated water supply infrastructure), docks, sewers and canals. The flooding mechanism associated with flood risk from artificial sources is primarily related to breach or failure of structures (reservoir, lake, sewer, canal, flood storage areas, etc.)

Sewer flooding

Merthyr Tydfil Borough Council Flood Risk Management Plan (2013) does not confirm any historic incidences of sewer flooding have occurred within the Borough. More recent records could be obtained directly from the sewage utility provider, Dwr Cymru.

Guidance

Properties classified as “at risk” are those that have suffered, or are likely to suffer, internal flooding from public foul, combined or surface water sewers due to overloading of the sewerage system either once or twice in the ten year reference period. Records held by the sewage utility company provide information relating to reported incidents, the absence of any records does not mean that the Site is not at risk of flooding.

Culverts and bridges

The blockage of watercourses or structures by debris (that is, any material moved by a flowing stream including vegetation, sediment and man-made materials or refuse) reduces flow capacity and raises water levels, potentially increasing the risk of flooding. High water levels can cause saturation, seepage and percolation leading to failure of earth embankments or other structures. Debris accumulations can change flow patterns, leading to scour, sedimentation or structural failure.

Culverts and bridges have been identified within 500 m of the Site, as follows:

- A bridge over the River Taff is 445 m (Bethesda Road) and 400 m to the north west (Dixon Street), 300 m to the west (A4054) and 530 m to the south west (A4054).
- The Nant Morlais is culverted 115 m to the west and 125 m and 180 to the north east.

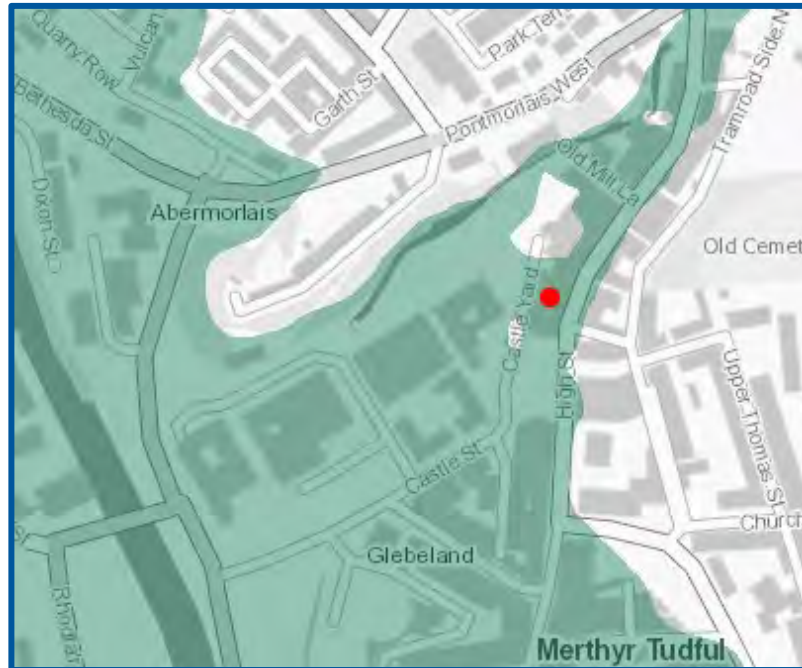
Culverts are normally covered channels or pipes that are used to continue a watercourse or drainage path under an artificial obstruction. Culverts range in size and capacity and require appropriate maintenance to function. Screens may be installed across openings to prevent entry and reduce the risk of blockage inside the culvert. However, they can cause of flooding when they are poorly maintained or trap large amounts of debris in times of high flow

The Site lies upstream of the infrastructure and could potentially be affected by flooding as a result of blockage. Further assessment of local elevation data indicates the Site lies above adjacent land and is therefore unlikely to be at risk.

Reservoir flooding

According to the NRW's Risk of Flooding from Reservoir mapping the Site is at risk of flooding from reservoirs (Figure 9) (NRW, 2021).

Figure 9. NRW Risk of Reservoir Flooding (NRW, 2021)



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Guidance

The risk of reservoir flooding is related to the failure of a large reservoir (holding over 25,000 m³ of water) and is based on the worst-case scenario. Reservoir flooding is extremely unlikely to occur (EA, 2021).

Water supply infrastructure

Water supply infrastructure is comprised of a piped network to distribute water to private houses or industrial, commercial or institution establishments and other usage points. In urban areas, this represents a particular risk of flooding due to the large amount of water supply infrastructure, its condition and the density of buildings. The risks of flooding to properties from burst water mains cannot be readily assessed.

If more information regarding the condition and history of the water supply infrastructure within the vicinity of the Site is required, then it is advisable to contact the local water supplier (Dwr Cymru Welsh Water).

Canal failure

According to Ordnance Survey (OS) mapping, there are no canals within 500 m of the Site.

5. Flood risk from the development



Floodplain storage

The development is located within a fluvial Flood Zone, but does not involve an increase in building footprint. Floodplain storage would not be affected and compensatory flood storage is therefore not required.

Drainage and run-off

The development proposals are for a change of use and will not involve the alteration of any external features (or any changes to existing impermeable and permeable areas), an estimation of surface water runoff is not considered to be required.

Any changes to the existing drainage system will be undertaken in accordance with best practice and that care will be taken to ensure the new development does not overload/block any existing drainage or flow pathways to/from the Site. Based on the topography and low surface water flood risk in the vicinity interference with overland flow paths is considered unlikely.

6. Suitability of the proposed development



The information below outlines the suitability of proposed development in relation to national and local planning policy.

National policy and guidance

The aims of the national planning policies TAN15 (2004) and PPW (2021) are achieved through application of the Justification Test and by assessing Flood Consequences. The key requirements of these are outlined below:

Guidance

Justification Test: New developments should be directed away from Zone C and towards suitable land in Zone A, otherwise Zone B, where river or coastal flooding will be less of an issue. In Zone C the tests outlined in sections 6 and 7 of TAN15 will be applied, recognizing, however, that highly vulnerable development and Emergency Services in Zone C2 should not be permitted. All other new development should only be permitted within Zones C1 and C2 if determined by the planning authority to be justified in that location.

Assessing Flood Consequences: If a development proposal in Zone C1, or in C2 and if it is defined as being of low vulnerability, it would meet the test outlines in section 6, however it should be noted that those developments would be more likely to flood and appropriate mitigation would need to be planned accordingly. This section applies to Zone C, and those parts of Zone B where flooding has been identified as a material consideration to allow for localised problems.

Assessing whether a development should proceed or not will depend upon whether the consequences of flooding of that development can be managed and reduced to a level which is acceptable for the nature/type of proposed development, including its effects on existing development.

Suitability of the proposed development, and whether a Justification Test is required, is based on the Development Advice Map Zone the Site is located in and the flood risk vulnerability classification of the development proposals.

As the area of the Site proposed for development is located within DAM Zone C2, and the proposed development is defined as Highly Vulnerable, according to Table 9 (Summary of Policy Requirements) in TAN 15 (2004) and included in Table 7 below developments are not generally in accordance, although in this instance the wider benefits to regeneration of the area and mitigation proposed are considered to outweigh the flooding risks.

Pre-app correspondence received by Merthyr Tydfil County Borough Council on the 29th January 2021 (Appendix A) states:

"The building is located within a C2 Flood Risk Zone, which is defined in TAN15 as being an area of floodplain without significant flood defence infrastructure. In such areas, 'highly vulnerable development', which includes residential and holiday accommodation, should be directed away

from these flood zones. The development has the potential to form part of the wider regeneration of the town centre, which in term can contribute to its vitality and viability. The location of the flats on the first floor and second floor of the building would greatly reduce the risk to the future occupants. In order to fully consider the flood risk, it would be necessary for a Flood Consequence Assessment (FCA) to be undertaken and submitted as part of the planning application. Natural Resources Wales would then be consulted as part of the planning application process."

In addition, the NRW have confirmed² a new set of Flood Map for Planning Flood Zones will be published at the end of Summer 2021, which will replace the DAM Zones and it is likely TAN15 will also be updated at the same time, to support this; which may result in a scheme becoming viable in accordance with national policy.

Table 7: Flood risk vulnerability and flood zone 'compatibility (taken from TAN15, 2004)

DAM Zone	Development Type	Planning Requirements	Acceptability Criteria	Development Advice
A	Emergency Services, highly vulnerable development, less vulnerable development, other	- Justification test not applicable - Refer to surface water requirements	No increase in flooding elsewhere	No constraints relating to river or coastal flooding, other than to avoid increasing risk elsewhere
B	Emergency services & Highly vulnerable development	- If site levels are greater than the flood levels used to define adjacent extreme flood outline there is no need to consider flood risk further - Refer to surface water requirements	- Acceptable consequences for nature of use - Occupiers aware of flood risk - Escape/Evacuation routes present - Effective flood warning provided - Flood emergency plans and procedures - Flood resistant design - No increase in flooding elsewhere	Generally suitable for most forms of development. Assessments where required, are unlikely to identify consequences that cannot be overcome or managed to an acceptable level. It is unlikely, therefore, that these would result in a refusal of planning consent on the
	Less vulnerable development		- Occupiers aware of flood risk - No increase in flooding elsewhere	
	Other	Refer to surface water requirements	No increase in flooding elsewhere	

² <https://naturalresources.wales/flooding/development-advice-map/?lang=en>

				grounds of flooding.
C1	Emergency services, highly vulnerable development, less vulnerable development	• Application of justification test including acceptability of consequences • Refer to surface water requirements	• Acceptable consequences for nature of use • Flood defences adequate • Agreement for construction and maintenance costs secured • Occupiers aware of flood risk • Escape/evacuation routes present • Effective flood warning provided • Flood emergency plans and procedures • Flood resistant design • No increase in flooding elsewhere	Plan allocations and applications for all development can only proceed subject to justification in accordance to section 6 of TAN 15 and acceptability of consequences in accordance to section 7 and Appendix 1 of TAN 15
	Other	• Application of acceptability of consequences (TAN 15 section 7 and Appendix 1) • Refer to surface water requirements	• Acceptable consequences for nature of use • Occupiers aware of flood risk • Desirable if effective flood warning and evacuation routes/procedure provided depending on nature of proposal • No increase in flooding elsewhere	Plan allocations and applications for development should only be made if considered acceptable in accordance with section 7 and Appendix 1 of TAN 15
C2	Emergency services, highly vulnerable development	The flooding consequences associated with Emergency Services and highly vulnerable developments are not considered to be acceptable. Plan allocations should not be made for such developments and planning applications not proposed		
	Less vulnerable development	• Application of justification test (section 6 of TAN 15), including acceptability of	• Acceptable consequences for nature of use • Flood defences adequate	Plan allocations or applications for less vulnerable development

		consequences (section 7 and Appendix 1 of TAN 15) Refer to surface water requirements	- Agreement for construction and maintenance costs secured - Occupiers aware of flood risk - Escape/evacuation routes present - Effective flood warning provided - Flood emergency plans and procedures	can only proceed subject to justification in accordance with section 6 of TAN 15 and acceptability of consequences in accordance with section 7 and Appendix 1 of TAN 15
	Other	- Application of acceptability of consequences (section 7 and Appendix 1 of TAN 15) - Refer to surface water requirements	- Flood resistant design - No increase in flooding elsewhere - Acceptable consequences for nature of use - Occupiers aware of flood risk - Effective flood warning provided - No increase in flooding elsewhere	Plan allocations and applications for development should only be made if considered acceptable in accordance with section 7 and Appendix 1 of TAN 15.

TAN15 (2004) Change of Use section 11.20

In many cases planning permission will be required for development where flood risk is a material consideration. However, there may be instances where changes of use, permitted under the Town and Country Planning (Use Classes) Order 1987, as amended, could result in a change from a low vulnerability use to a high vulnerability use and therefore the consequences of flooding may be unacceptable in zone C. In such circumstances a flooding consequences assessment commensurate with the scale and nature of the proposal will be required.

7. Resilience and mitigation



Based on the flood risk identified at the Site, the national and local policies and guidance and proposed development, the mitigation measures outlined within this section of the report are likely to help protect the development from flooding.

Sea (coastal/tidal) flood mitigation measures

As the Site is not identified as being at risk of flooding from the sea, mitigation measures are not required.

Rivers (fluvial) flood mitigation measures

The National Hazard Maps published in 2020 were used to assess flood risk at the Site. The planning application for the proposed development should be delayed, as currently the proposals would not be acceptable, in accordance with TAN15. Once the TAN15 has been updated and new Flood Zones have been issued, this FRA should be revisited.

Where the proposed development cannot be delayed, the following flood mitigation measures should be considered to reduce the present day and future flooding risks to future occupants at the Site.

Access to the east along the adjacent highway is at a Low risk with flood depths of up to 0.3 m in area with an elevation of ~179 mAOD (approximate flood level of 179.3 mAOD).

Flood depths in the Low risk (1 % AEP event plus climate change proxy) scenario would be relatively shallow, and would occur adjacent to the building. In order to provide freeboard for wave action (from passing vehicles) the following mitigation is proposed (site plans are included in Appendix A):

- Finished Floor Levels (FFL) at the rear entrance will be raised by 0.3 m above existing;
- Passive flood door systems or flood barriers will be installed to protect thresholds.
- Access to the High Street, east of the Site is anticipated to flood up to 0.3 m, this route should be avoided where possible as there is a 'Danger for Most' hazard rating assigned.

An alternative access route to the west along Castle Yard is proposed in the development plans. This route has a 'Low' Hazard rating assigned.

- Site management teams and occupants of the Site will be signed up to receive EA Flood Alerts and Flood Warnings.
- A Flood Warning and Evacuation Plan (FWEP) will be produced for inclusion within the proposed development.

Surface water (pluvial) flood mitigation measures

As the Site is not identified as being at risk of pluvial flooding, mitigation measures are not required.

Groundwater flood mitigation measures

It is likely the flood mitigation measures recommended for river risk will be sufficient to reduce the groundwater flood risk at the development. However specific groundwater measures that may also be considered for the Moderate risk identified include:

- Automatic sump to extract flood water; and
- Non-return flap valves on the proposed foul and surface water sewer lines.

Reservoir flood mitigation measures

According to NRW information, the Site is at risk of flooding from reservoirs.

There would be a relatively high rate and onset of flooding associated with a reservoir breach, it is therefore unlikely that safe access could be achieved unless a long warning period was provided. Therefore, occupants should get to the highest level of the building as possible and contact the emergency services.

Other flood risk mitigation measures

As the Site is not identified as at risk from other sources, mitigation measures are not required.

Residual flood risk mitigation measures

The risk to the Site has been assessed from all sources of flooding and appropriate mitigation and management measures proposed to keep the users of the development safe over its lifetime. There is however a residual risk of flooding associated with the potential for failure of mitigation measures if regular maintenance and upkeep isn't undertaken. If mitigation measures are not implemented or maintained, the risk to the development will remain as the baseline risk.

Further flood mitigation information

More information on flood resistance, resilience and water entry can be found here:
http://www.planningportal.gov.uk/uploads/br/flood_performance.pdf

www.knowyourfloodrisk.co.uk

Emergency evacuation - safe access / egress and safe refuge

Emergency evacuation to land outside of the floodplain should be provided if feasible. Where this is not possible, 'Highly Vulnerable' developments and, where possible, development in general, should have internal stair access to an area of safe refuge within the building to a level higher than the maximum likely water level. An area of safe refuge should be sufficient in size for all potential users and be reasonably accessible to the emergency services.

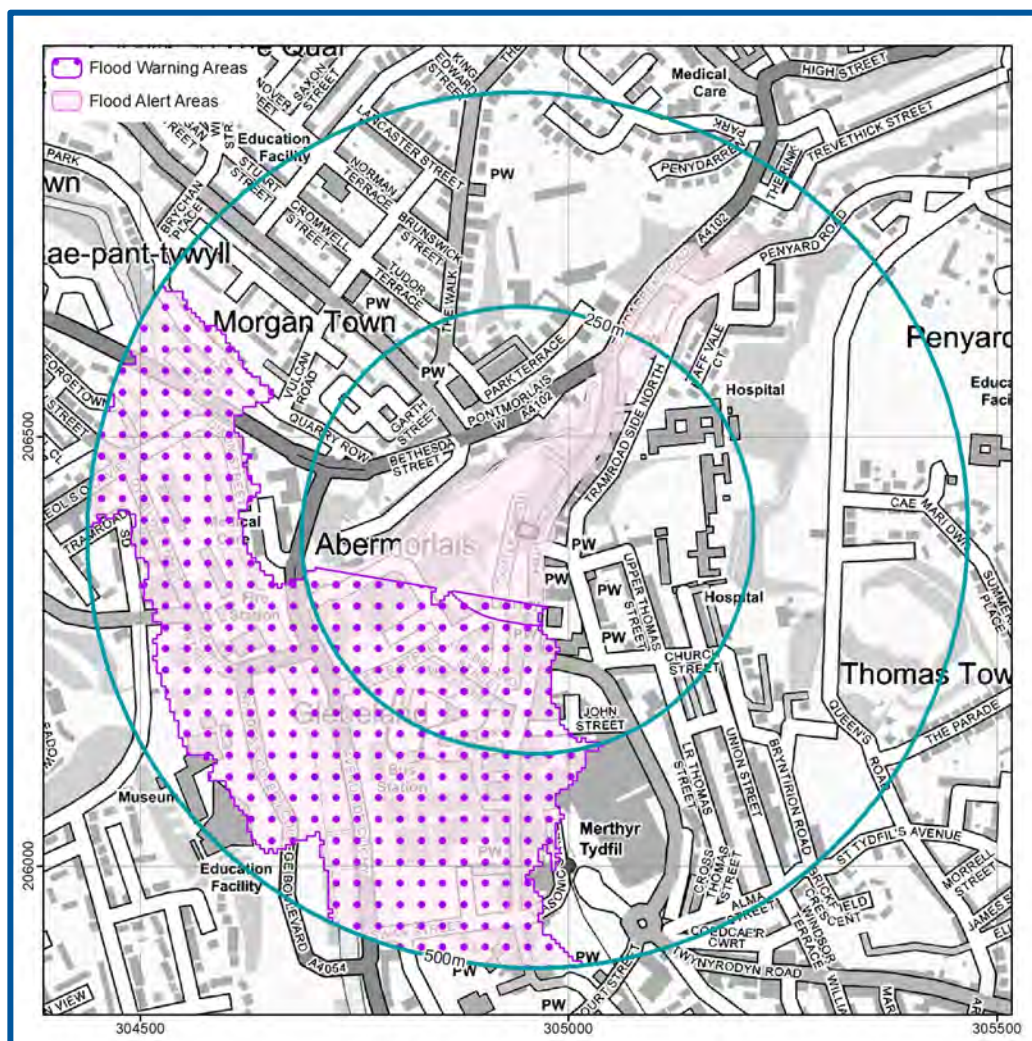
Emergency evacuation from the development and the Site should only be undertaken in strict accordance with any evacuation plans produced for the Site, with an understanding of the flood risks at the Site including available mitigation, the vulnerability of occupants and preferred evacuation routes.

Flood warnings

The NRW operates a flood warning service in all areas at risk of flooding; this is available on their website: <https://www.gov.uk/check-flood-risk>. The Site is located within an NRW Flood Alerts and Warning coverage area so is able to receive alerts and warnings (Figure 10). All warnings are also available through the NRW's 24 hour Floodline Service 0345 988 1188.

The NRW aims to issue Flood Warnings 2 hours in advance of a flood event. Flood Warnings can provide adequate time to enable protection of property and evacuation from a Site, reducing risk to life and property.

Figure 10. NRW Flood Warning Coverage for the local area (NRW, 2021).



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Emergency evacuation

Where possible, a safe access and egress route with a 'Very Low' hazard rating from areas within the floodplain to an area wholly outside the 1 in 100 year flood event including an allowance for climate change should be demonstrated.

Based on the NRW's Flood Zone Map the closest dry evacuation area within Flood Zone 1 is along Castle Yard (c. 5 m west and then south and then southeast – direct measurement) which has the lowest hazard rating. It is advised that evacuation from the premises would be the preferred option in a flood event if safe to do so. It is recommended that residents prepare to evacuate as soon as an NRW Flood Warning is issued in order to completely avoid flood waters.

On-Site refuge

Evacuation should be the primary action in preference, however safe refuge could be sought at first and second floor level in a worst-case scenario as the residential areas of the development are situated on the first and second floor. In addition, though, the finished floor levels of the ground floor access will be raised by 0.3m above existing floor levels.

Other relevant information

A Flood Warning and Evacuation Plan (FWEP) is proposed, and Site Management teams and occupants will be signed up to receive NRW's Flood Alerts and Warnings.

Registration to the Natural Resource Wales flood warning scheme can be done by following this link: <https://www.gov.uk/sign-up-for-flood-warnings>.

It is recommended that main communication lines required for contacting the emergency services, electricity sockets/meters, water supply and first aid stations and supplies are not compromised by flood waters. Where possible these should all be raised above the extreme flood level.

8. References and glossary



References

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Welsh Government (2004). Technical Advice Note 15: Development and Flood Risk.

Glossary

General terms

BGS	British Geological Survey
EA	Environment Agency
GeoSmart groundwater flood risk model	GeoSmart's national groundwater flood risk model takes advantage of all the available data and provides a preliminary indication of groundwater flood risk on a 50m grid covering England and Wales. The model indicates the risk of the water table coming within 1 m of the ground surface for an indicative 1 in 100 year return period scenario.
Dry-Island	An area considered at low risk of flooding (e.g. In a Flood Zone 1) that is entirely surrounded by areas at higher risk of flooding (e.g. Flood Zone 2 and 3)
Flood resilience	Flood resilience or wet-proofing accepts that water will enter the building, but through careful design will minimise damage and allow the re-occupancy of the building quickly. Mitigation measures that reduce the damage to a property caused by flooding can include water entry strategies, raising electrical sockets off the floor, hard flooring.
Flood resistance	Flood resistance, or dry-proofing, stops water entering a building. Mitigation measures that prevent or reduce the likelihood of water entering a property can include raising flood levels or installation of sandbags.
Flood Zone 1	This zone has less than a 0.1% annual probability of river flooding
Flood Zone 2	This zone has between 0.1 and 1% annual probability of river flooding and between 0.1% and 0.5 % annual probability sea flooding
Flood Zone 3	This zone has more than a 1% annual probability of river flooding and 0.5% annual probability of sea flooding
Functional Flood Plain	An area of land where water has to flow or be stored in times of flood.
Hydrologic model	A computer model that simulates surface run-off or fluvial flow. The typical accuracy of hydrologic models such as this is $\pm 0.25\text{m}$ for estimating flood levels at particular locations.
OS	Ordnance Survey
Residual Flood Risk	The flood risk remaining after taking mitigating actions.
SFCA	Strategic Flood Consequence Assessment. This is a brief flood risk assessment provided by the local council

SuDS

A Sustainable drainage system (SuDS) is designed to replicate, as closely as possible, the natural drainage from the Site (before development) to ensure that the flood risk downstream of the Site does not increase as a result of the land being developed. SuDS also significantly improve the quality of water leaving the Site and can also improve the amenity and biodiversity that a Site has to offer. There are a range of SuDS options available to provide effective surface water management that intercept and store excess run-off. Sites over 1 Ha will usually require a sustainable drainage assessment if planning permission is required. The current proposal is that from April 2014 for more than a single dwelling the drainage system will require approval from the SuDS Approval Board (SABs).

Aquifer Types

Principal aquifer

These are layers of rock or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale.

Secondary A aquifer

Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers.

Secondary B aquifer

Predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering.

Secondary undifferentiated

Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type due to the variable characteristics of the rock type.

Unproductive Strata

These are rock layers or drift deposits with low permeability that has negligible significance for water supply or river base flow.

Data Sources

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Bedrock & Superficial Geology	Contains British Geological Survey materials © NERC 2021 Ordnance Survey data © Crown copyright and database right 2021
Flood Risk (Flood Zone/RoFRS/Historic Flooding/Pluvial/Surface Water)	Natural Resource Wales copyright and database rights 2021

Features/Reservoir/ Flood Alert & Warning)	Ordnance Survey data © Crown copyright and database right 2021
Flood Risk (Groundwater)	GeoSmart, BGS & OS GW5 (v2.4) Map (GeoSmart, 2021) Contains British Geological Survey materials © NERC 2021 Ordnance Survey data © Crown copyright and database right 2021
Location Plan	Contains Ordnance Survey data © Crown copyright and database right 2021
Topographic Data	OS LiDAR/EA Contains Ordnance Survey data © Crown copyright and database right 2021 Natural Resource Wales copyright and database rights 2021

9. Appendices



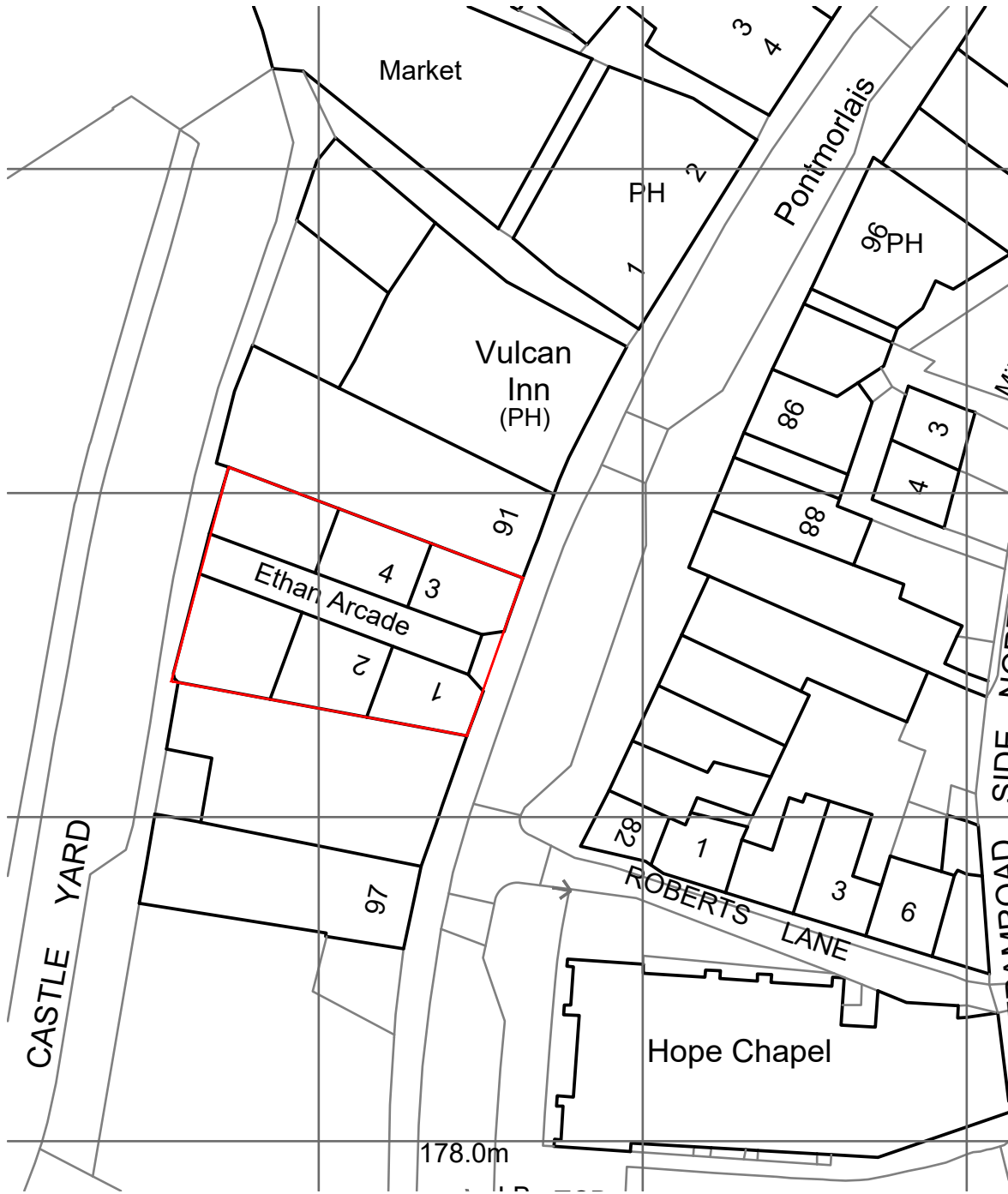
Appendix A



Site plans



1 LOCATION PLAN
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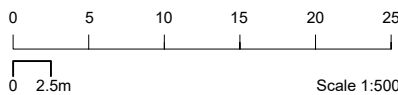
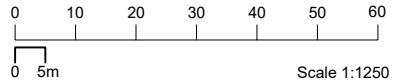


2 SITE PLAN
Scale: 1:500

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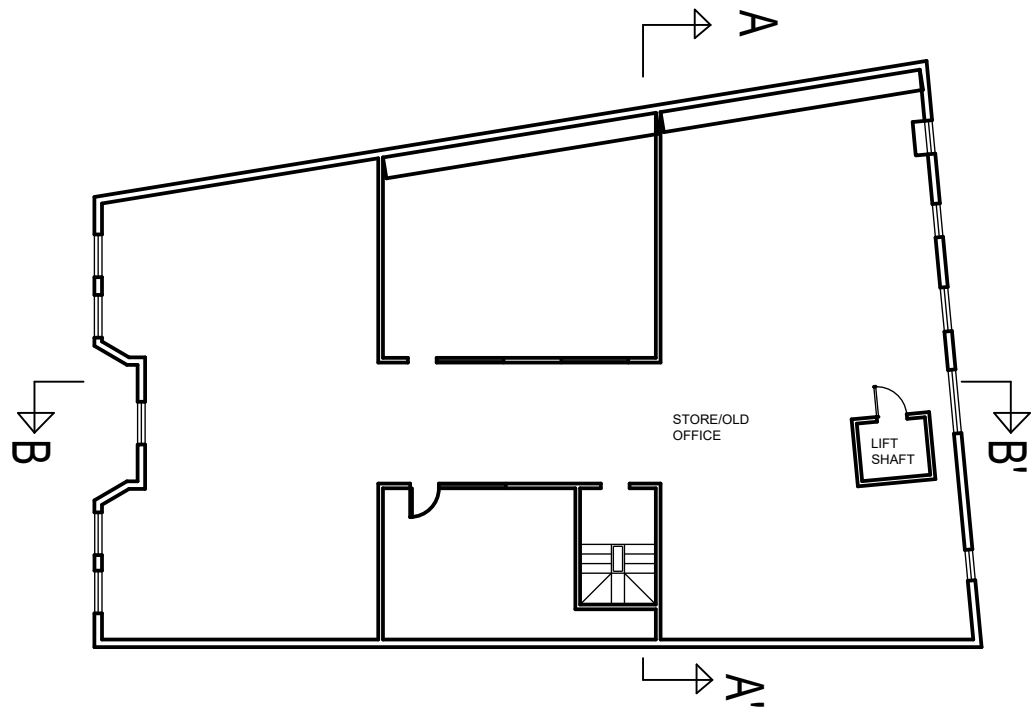
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Rev. P1	Issued for pre-planning	07 12 2020
Rev P2	Issued for full planning	june 2021



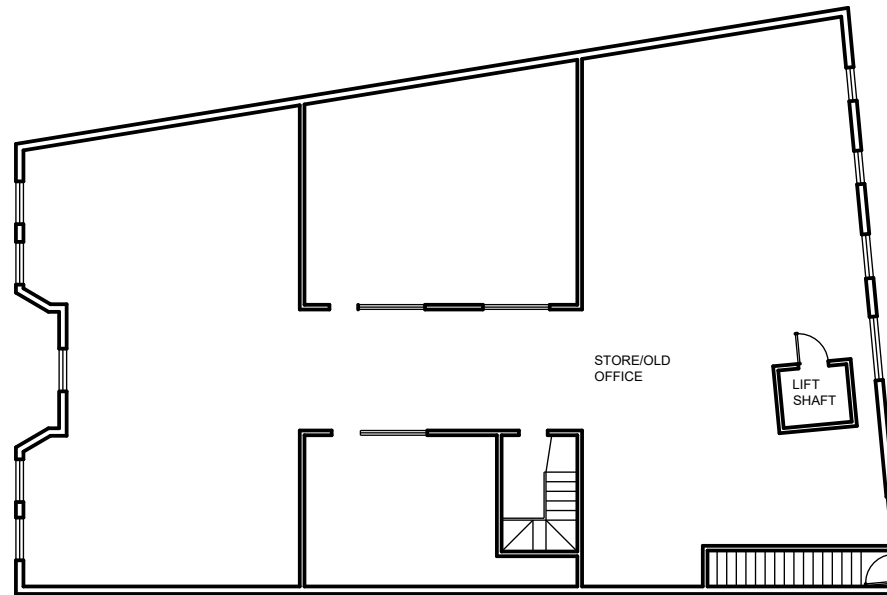
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CF47 8UP			
CLIENT: G&B INVESTMENTS LTD			
DRAWING: LOCATION AND SITE PLAN			
DATE:	DECEMBER 2020	SCALE:	1:1250 @ A3
DWG. NO:	9435-101	REVISION:	P2

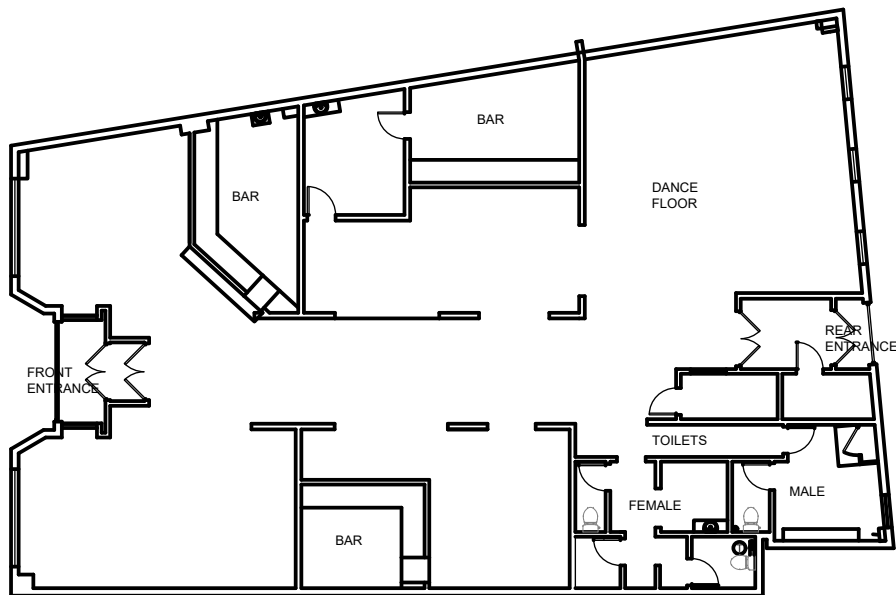
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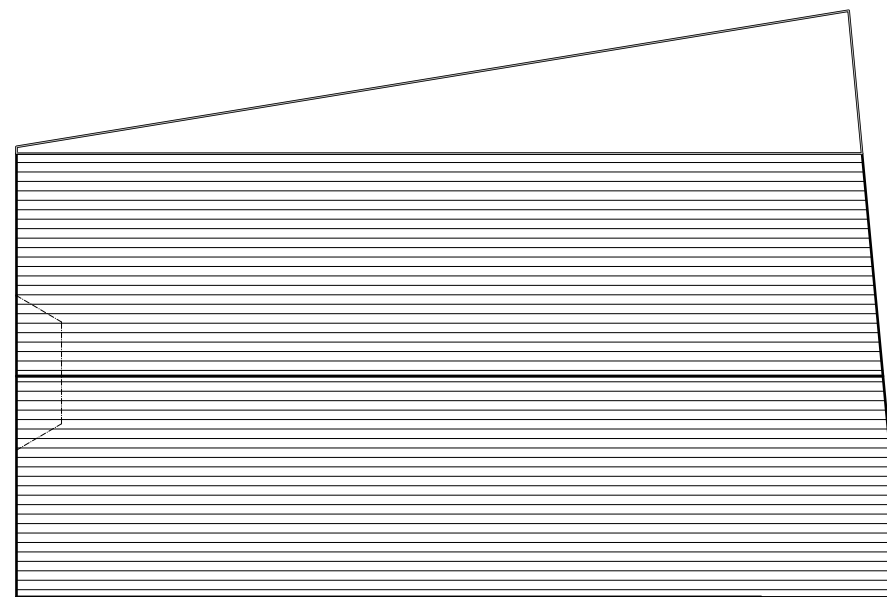
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Scale: 1:200



3 EXISTING SECOND FLOOR PLAN
Scale: 1:200



1 EXISTING GROUND FLOOR PLAN
Scale: 1:200

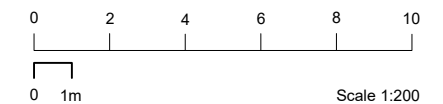
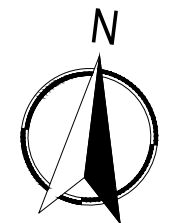


4 EXISTING ROOF PLAN
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Rev. P1	Pre app submission	d.m.yy
Rev P2	Full planning submission	june 2021



PLANNING

PROJECT: BAR CODE, 92-94 HIGH STREET, MERTHYR TYDFIL
CF47 8UP
CLIENT: G & B INVESTMENTS LTD
DRAWING: EXISTING FLOOR PLANS

DATE: DEC 2020 SCALE: 1:200 @ A3
DWG. NO: 9435-102 REVISION: P2

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Rev.	Description	d.m.yy
Rev P2	Full plans submission	June 2021

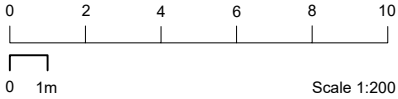
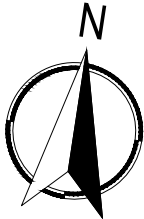
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EXISTING BAR CODE
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BIN STORE FOR FLATS
BIKE STORE FOR FLATS/HOLIDAY LETTS

FIRST FLOOR: 294M2

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ACCESS STAIRCASE

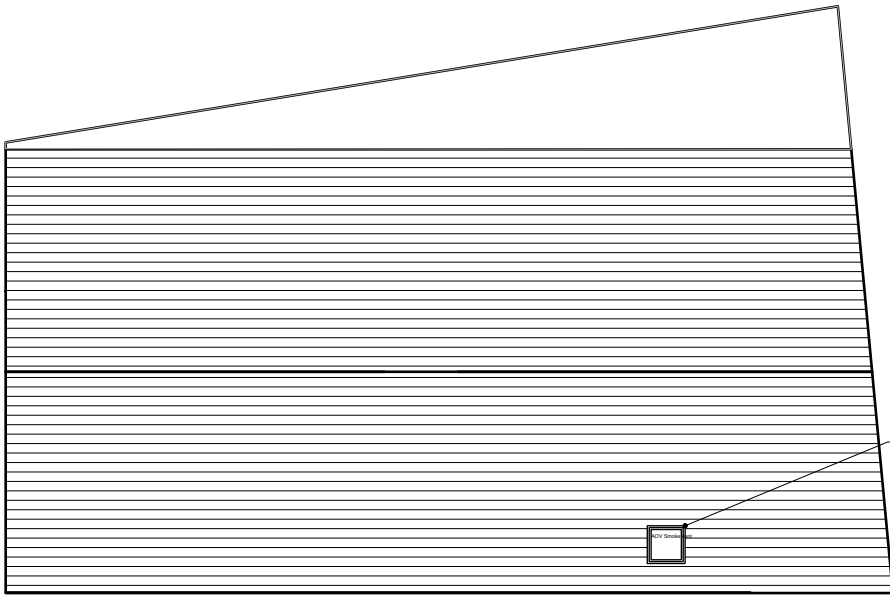
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ACCESS STAIRCASE



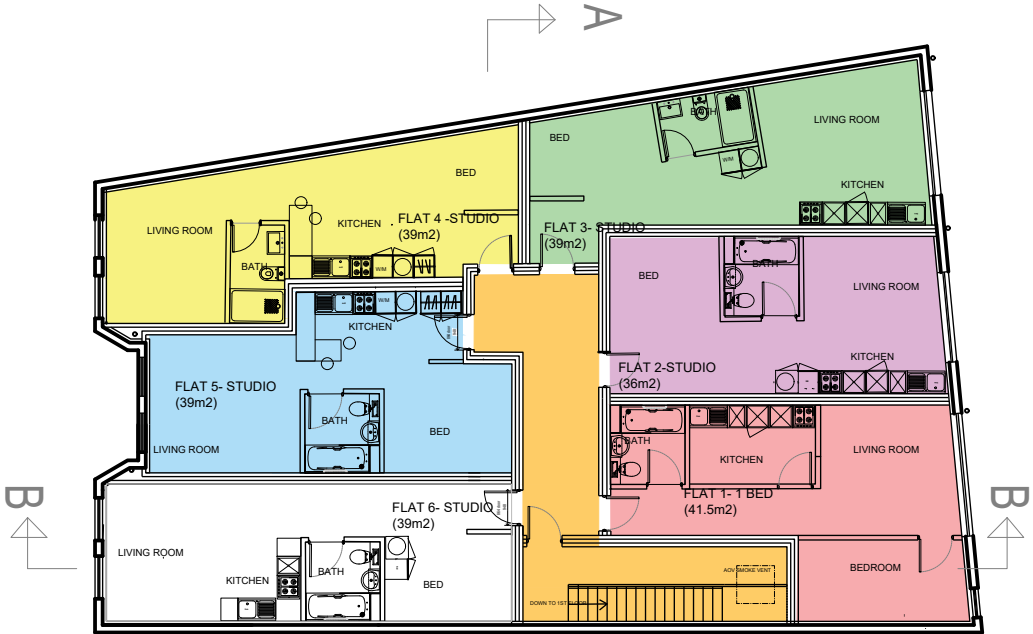
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DATE:	NOV 2020	SCALE: 1:200 @ A3
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AOV SMOKE VENT
ROOF LIGHT



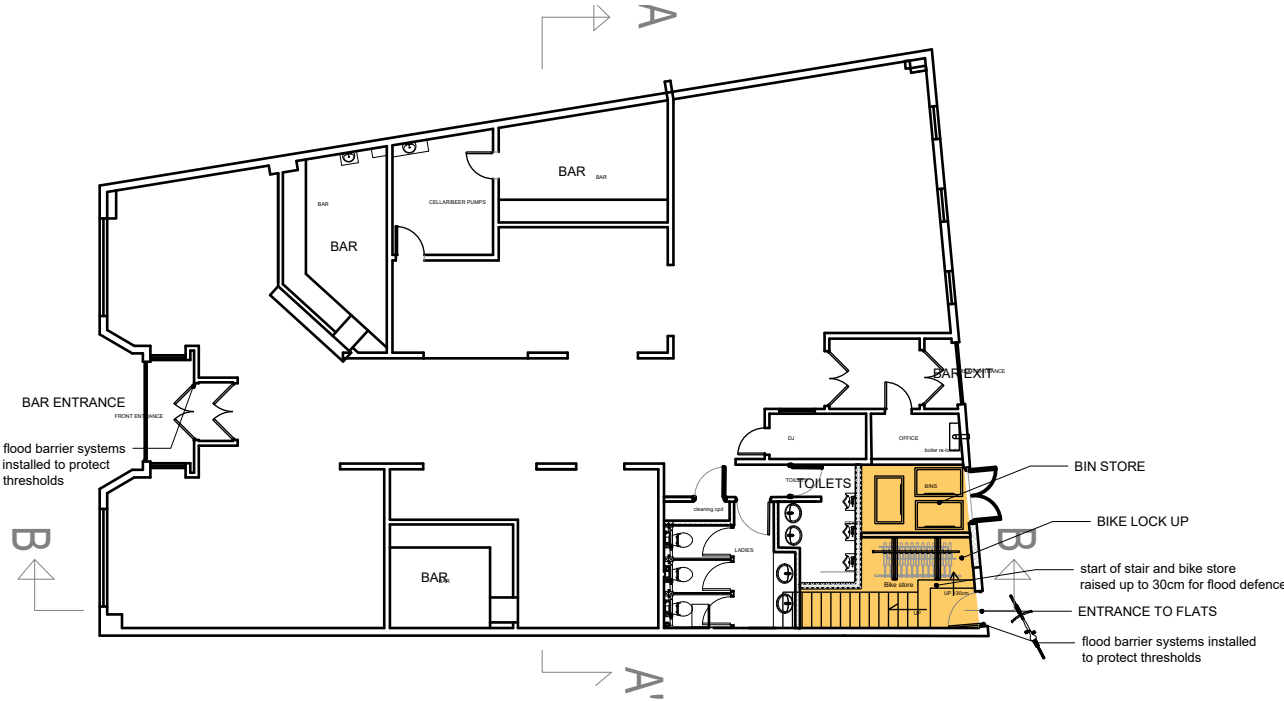
SECOND FLOOR - FLATS

4 PROPOSED ROOF PLAN

Scale: 1:200

3 PROPOSED SECOND FLOOR PLAN

Scale: 1:200

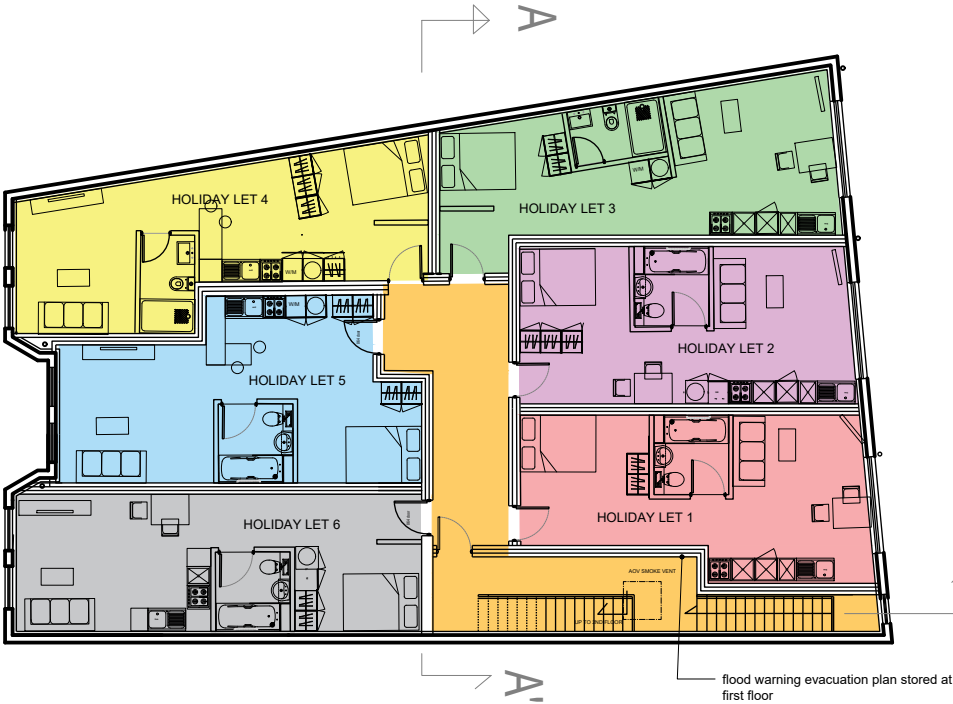


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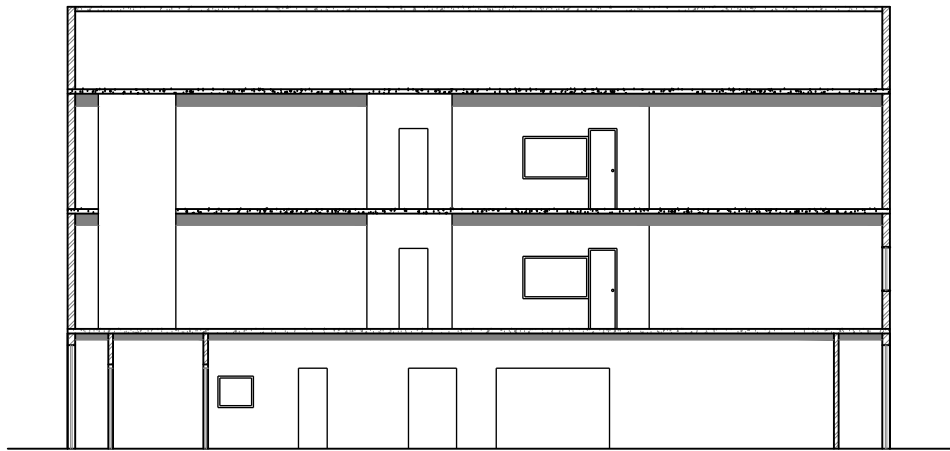
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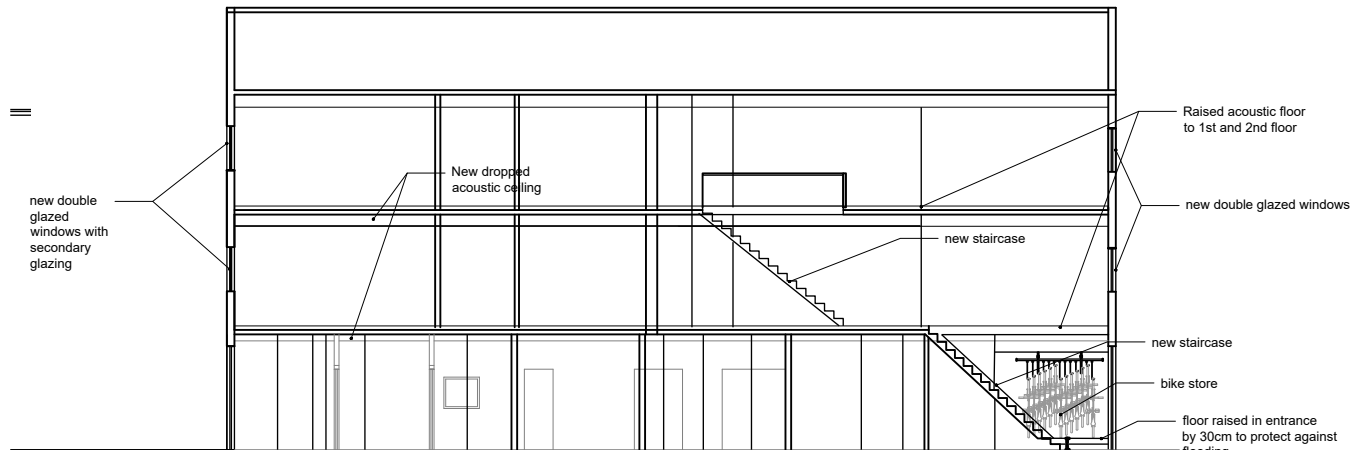
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FIRST FLOOR - HOLIDAY LETS



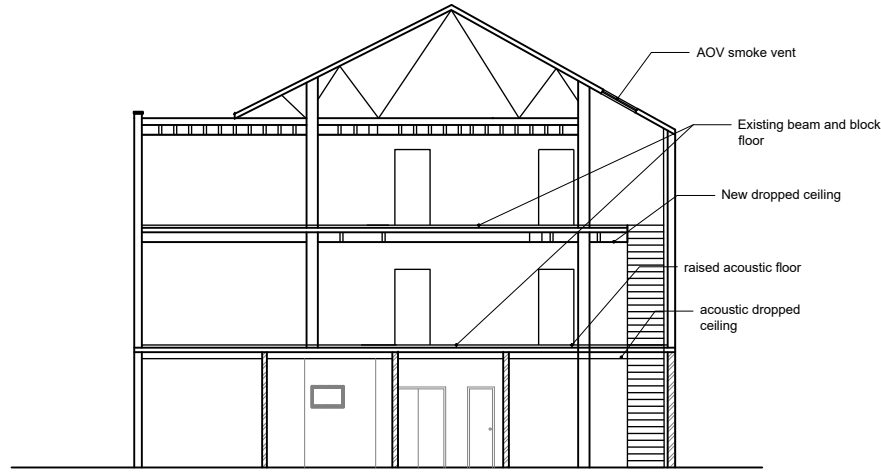
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3 EXISTING SECTION B-B
Scale: 1:200

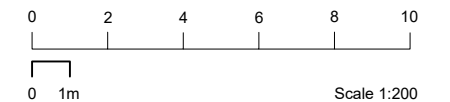
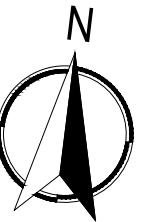


4 PROPOSED SECTION B-B
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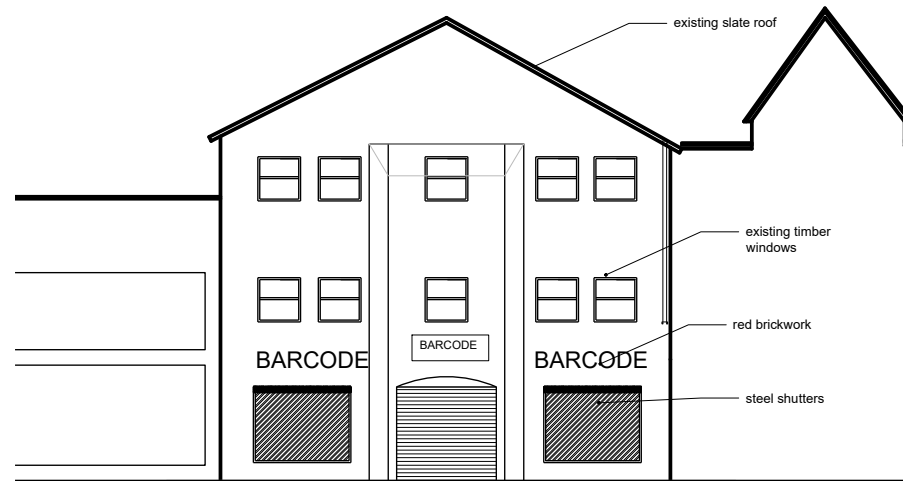
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Rev P2	Full plans submission	june 2021



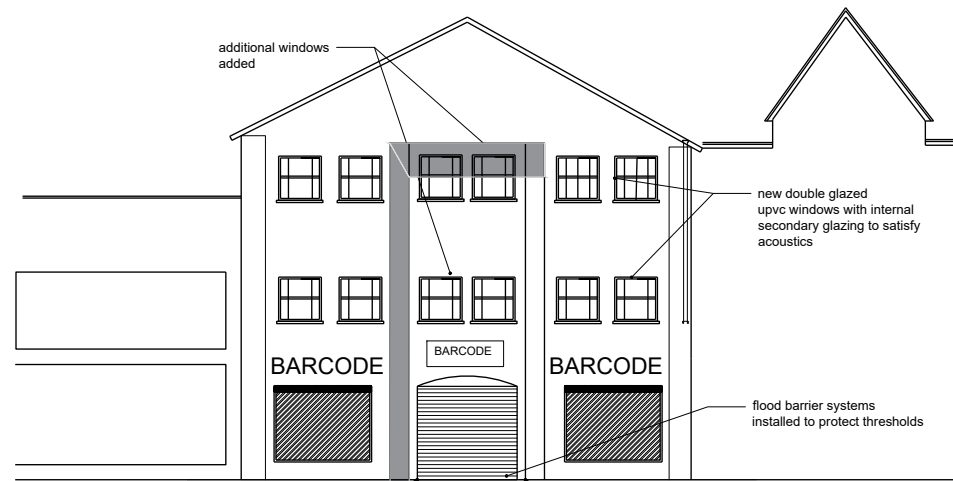
PLANNING

PROJECT:	BAR CODE	
	92-94 HIGH STREET, MERTHYR TYDFIL, CF47 8UP	
CLIENT:	G&B INVESTMENTS LTD	
DRAWING:	EXISTING AND PROPOSED SECTIONS	
DATE:	NOV 2020	SCALE: 1:200 @ A3
DWG. NO:	9435-104	REVISION: P2

XL PROPERTY ADDRESS: Belvoir Lodge, Upper Oldfield Prk, Bath BA2 3JX
TEL: 07775903564 EMAIL: louise@xlproperty.co.uk



1 EXISTING FRONT ELEVATION
Scale: 1:200



2 PROPOSED FRONT ELEVATION
Scale: 1:200



3 EXISTING REAR ELEVATION
Scale: 1:200

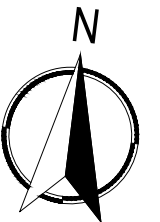


4 PROPOSED REAR ELEVATION
Scale: 1:200

All dimensions to be checked on site prior to construction or manufacture. Refer also to written specification of works where applicable. Any discrepancies to be verified with Architects prior to commencement of works.

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REVISION:	DESCRIPTION:	DATE:
Rev. P1	Pre app	d.m.yy
Rev P2	Ful, app	June 2021



PLANNING

PROJECT:	BAR CODE	
	92-94 HIGH STREET, MERTHYR TYDFIL, CF47 8UP	
CLIENT:	G& B INVESTMENTS LTD	
DRAWING:	EXISTING AND PROPOSED ELEVATIONS	
DATE:	NOV 2020	SCALE: 1:200 @ A3
DWG. NO:	9435-105	REVISION: P2

XL PROPERTY ADDRESS: Belvoir Lodge, Upper Oldfield Prk, Bath BA2 3JX
TEL: 07775903564 EMAIL: louise@xlproperty.co.uk

f.a.o. Louise Yates
XL Property Investments Ltd

(Via email: louise@xlproperty.co.uk)

Dyddiad/Date: 29th January 2021

Ein Cyf / Our ref: PA/21/0003

Eich Cyf / Your ref:

Gofynnwch am / Please ask for: David Cross

Llinell Uniongyrchol / Direct Line: 01685 724632

07761330341

e-bost / e-mail: David.cross@merthyr.gov.uk

Dear Louise

RE: Pre-application Advice for the Provision of Studio Flats and Holiday Lets at 92 - 94 High Street

I write in response to your request for pre-application advice relating to the provision of 6 studio flats and 6 holiday lets on the upper floors above an existing bar/nightclub. This pre-application advice has had regard to the submitted details, which includes existing and proposed floor plans and a series of external and internal photos of the property.

Policy context

Planning Policy Wales (PPW), Edition 10 (December 2018) sets out the Welsh Governments national policy framework and is supplemented by a series of Technical Advice Notes (TAN) that address specific issues, including:

- TAN 5 : Nature Conservation and Planning
- TAN 12: Design
- TAN 15: Development & Flood Risk
- TAN18: Transport

The Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2031 sets out the local planning policies, of which the following are deemed to be relevant for the proposed residential scheme:

- Policy SW4 – Settlement Boundaries
- Policy SW9 – Planning Obligations
- Policy SW11 – Sustainable Design and Placemaking
- Policy CW1 – Historic Environment
- Policy EnW1 – Nature Conservation and Ecosystem Resilience
- Policy EnW4 – Environmental Protection
- Policy EcW7 - Tourism, Leisure and Recreation Development

The following Supplementary Planning Guidance (SPG) documents would also be material considerations:

- SPG 4 – Sustainable Design, July 2013
- SPG 5 – Nature and Development, May 2015

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Principle of development

The proposed site is located within the settlement limits as defined by Policy SW4 of the LDP where the majority of new development is generally encouraged. The property currently benefits from planning permission (P/06/0187) to use the building within Use Class C3 (food and drink establishments). Whilst the town centre largely comprises commercial uses at ground floor level, there are a number of properties that provide residential uses on the upper floors, which contributes to the vitality of the area with the provision of mixed uses. In this respect, the conversion of the upper levels of the building to provide residential/holiday accommodation would be acceptable in principle and would not be out of character with the wider area. It would be helpful to know as part of the application what the former use of the upper floors was previously, as it presently does not appear to be used in conjunction with the bar/nightclub.

The building is located within a C2 Flood Risk Zone, which is defined in TAN15 as being an area of floodplain without significant flood defence infrastructure. In such areas, 'highly vulnerable development', which includes residential and holiday accommodation, should be directed away from these flood zones. The development has the potential to form part of the wider regeneration of the town centre, which in turn can contribute to its vitality and viability. The location of the flats on the first floor and second floor of the building would greatly reduce the risk to the future occupants. In order to fully consider the flood risk, it would be necessary for a Flood Consequence Assessment (FCA) to be undertaken and submitted as part of the planning application. Natural Resources Wales would then be consulted as part of the planning application process.

Design and heritage

Policy SW11 of the LDP sets out the need for new development to contribute to the creation of attractive and sustainable places through high quality design. It should also be noted that the property lies within the Town Centre Conversation Area. As such, the design of the development should have regard to Policy CW1 of the LDP, which seeks to ensure the integrity of the historic environment will be conserved and enhanced.

It is noted on the submitted plans that the majority of the proposed works would affect the internal areas of the property and that the principle front elevation, which fronts on to the high street, would largely remain unaltered, with the exception of replacement double glazed windows. The rear aspect of the building would include alterations to the fenestration and the provision of a new entrance to serve the flats and bike/bin store. This part of the building overlooks the adjacent car park and is seen in relation to modern office buildings opposite. The proposed alterations to the exterior of the building is generally considered to be acceptable and would not significantly impact on the character or appearance of the conservation area.

It is noted that a canopy is proposed above the new rear entrance, which appears to overhang the adjoining footpath. Whilst the Head of Engineering has not commented on this specifically, the canopy would infringe on the public highway. It would need to be demonstrated that the canopy does not impact highway access i.e. large vehicles which may pass the property.

In regards to the internal layout, the general arrangement of the flats, holiday lets and corridors is deemed to be acceptable. However, it is not clear on the plans which of the flats would be for residential purposes and which would be used as holiday lets.

It is noted that a lift is to be installed, which appears to extend from the first floor to the second floor. It is not entirely clear on the need for this facility, particularly when there is an initial flight of stairs to get to the flats from the rear entrance. This consequently results in a projection above the roof plane that seems unnecessary.

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One of the main concerns that has been raised by the Environmental Health Officer is the potential noise and disturbance to the future occupants as a result of there being a bar/nightclub at ground floor. Details would need to be provided as part of the application to demonstrate that the two uses are compatible. This may include the submission of a noise assessment to determine what noise mitigation measures can be implemented. In relation to this, I note that some of the flats (No. 2, 3, 4, 5, 9 & 10) appear to include glazed area that forms part of a lightwell. It is not clear how this would be created and whether it would also serve the bar area. There is some concerns that this glazed area may give rise to greater noise levels within the flats and weaken any potential noise insulation measures. Presumably these windows would be fitted with obscured glazing to avoid inter-visibility between the adjoining flats. Would there also be alterations to the roof to accommodate the light well? A roof plan should be provided as part of the application to better understand how this feature would be incorporated.

The creation of a bike and bin store adjacent to the access to the flats is considered to be acceptable. However, the space does seem to be a little cramped and possibly not sufficient to serve the number of proposed flats/holiday lets if the intended market is to attract people who might be visiting Bike Park Wales.

Highway and landscaping

The property is located within the town centre with the principle access to the bar/nightclub being from the High Street. There is also a rear entrance with access from Castle Yard, which provides a link between the nearby public carpark to the north-west and Castle Street to the south. There are Traffic Orders in place to manage traffic movements in the vicinity, with a one-way system along the High Street and yellow lines to limit any on-street parking. The development would be situated in a sustainable location with a wide range shops and services in close proximity and within walking distance to the main bus and railway stations. It is acknowledged that there would be no dedicated parking for the flats. However, there are nearby public car parks that can be utilised. The Head of Engineering has not raised any highway safety concerns.

Ecology constraints

The upper parts of the building are not currently occupied and they appear, in the submitted photos, to have been vacant for some time with exposed roof trusses. Given that the development would involve some works to the roof area, it would be appropriate for a Preliminary Ecological Appraisal (PEA) of the building to be undertaken to establish if the site is of any importance to protected species i.e. nesting birds and bats. In this regard, Policy EnW1 of the LDP is of relevance and highlights the need for development proposals to maintain and enhance biodiversity interests.

Planning obligations

Policy SW9 of the LDP sets out the need to consider any appropriate planning obligations, in particular the provision of affordable housing. Where appropriate and having regard to development viability, on sites comprising 5–9 homes, a financial contribution would be sought towards the provision of affordable housing. The viability of the development would be assessed as part of the planning application using the Three Dragons Toolkit to determine the level of contribution that would be sought. Typically, this would be secured by means of a Section 106 Agreement. I would advise that as part of the application submission, details of the potential development costs be submitted so that a more accurate assessment of the development viability can be taken into consideration.

Application details

If you intend to submit a planning application, you will need to submit the following information:

- A fully completed application form and relevant ownership certificates (this can be found on the Council's web site www.merthyr.gov.uk)
- A site location plan (scale of 1:1250) which clearly identifies the application site (outlined in red) within the surrounding area and includes a north arrow.
- Detailed drawings (to a suitable scale) illustrating the development in context, including existing and proposed elevations, floor plans and where appropriate section details through the building.
- Any supporting assessments/survey information as noted above i.e. Preliminary Ecological Assessment, Flood Consequence Assessment and Noise Assessment
- The appropriate planning fee (£460 per flat)

Conclusion

The principle of using the upper levels of the building as flats is acceptable, which would help bring the building back into full beneficial use. The proposal also has the potential to contribute to the vitality and viability of the town centre. There are some concerns on the compatibility of the flats above the bar/nightclub and the potential noise and disturbance that may be imposed on future residents. The overall design and arrangement of the development is acceptable with some minor alterations or further details required.

The above advice is made at an officer level and would therefore not prejudice any decision that may be made in the future by the Council. I trust the above is of assistance and self-explanatory. If you need to discuss this further please do not hesitate to contact David Cross.

Yours sincerely



JUDITH JONES
CHIEF OFFICER PLANNING & NEIGHBOURHOOD SERVICES

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Appendix B



NRW data

From: [Alexandra Pickles](#)
To: Craig.Watkins@merthyr.gov.uk
Cc: [Rebecca Davies](#); [Michael Piotrowski](#); [Martin Lucass](#)
Subject: RE: TI21332a P5&6, FloodSmart Plus 92-94 High Street, Merthyr Tydfil, CF47 8UP [NOT PROTECTIVELY MARKED]
Date: 21 June 2021 16:31:54
Attachments: [image006.png](#)
[image008.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[image015.png](#)

Good Afternoon,

I am following up on the below email on Rebecca's behalf.

I am unable to download the referenced FCA and am receiving an error message. Are you able to send this directly at all? Would Merthyr Tydfil County Borough Council accept the use of the data/maps within the FCA for our Site?

It would also be appreciated if you could forward on contact information for Capita, if possible, so we may request the raw data.

Thank you.

Kind Regards,



Alexandra Pickles
Consultant

t. +44 (0)1743 298 100

e. alexandrapickles@geosmartinfo.co.uk
@geosmartinfo
www.geosmartinfo.co.uk

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Please consider the environment before printing this email.

From: Watkins, Craig <Craig.Watkins@merthyr.gov.uk>
Sent: 15 June 2021 11:33
To: Rebecca Davies <rebeccadavies@geosmartinfo.co.uk>
Cc: Cross, David <David.Cross@merthyr.gov.uk>
Subject: RE: TI21332a P5&6, FloodSmart Plus 92-94 High Street, Merthyr Tydfil, CF47 8UP [NOT PROTECTIVELY MARKED]

Good Morning Rebecca,

I don't believe that we in Planning have access to the raw data from the modelling that was carried out by Capita in 2015. The FCA that was published at this time (in support of the proposals for a new bus station) is publicly available, and can be found under the application reference number P/16/0048 using the following search page:

<https://publicaccess.merthyr.gov.uk/online-applications/>

If you need anything further, please let me know.

regards

Craig

From: Rebecca Davies [<mailto:rebeccadavies@geosmartinfo.co.uk>]
Sent: 15 June 2021 10:09
To: Cross, David; Watkins, Craig
Subject: RE: TI21332a P5&6, FloodSmart Plus 92-94 High Street, Merthyr Tydfil, CF47 8UP [NOT PROTECTIVELY MARKED]

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External attachment warning, although this email has been scanned for threats, please take extra care before opening attachments from unrecognised senders.

Afternoon David/Craig,

I wanted to chase up again to see if there had been any progress with this?

Kind Regards
Becky



Becky Davies
Consultant and Business Development Manager

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t. +44 (0)1743 298 100
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From: Cross, David <David.Cross@merthyr.gov.uk>
Sent: 09 June 2021 16:34
To: Watkins, Craig <Craig.Watkins@merthyr.gov.uk>
Cc: Rebecca Davies <rebeccadavies@geosmartinfo.co.uk>
Subject: FW: T121332a P5&6, FloodSmart Plus 92-94 High Street, Merthyr Tydfil, CF47 8UP [NOT PROTECTIVELY MARKED]

Classification: NOT PROTECTIVELY MARKED

Hi Craig,

With reference to the email below and our brief chat yesterday about the flood modelling in the town centre, are we able to share any information we might have?

If you could let Rebecca know what we have or can share that would be great.

Thanks

David Cross

Prif Swyddog Cynllunio / Principal Planning Officer
BSc (Cynllunio), Ma (Dylunio Trefol), MRTPI / BSc (Planning), Ma (Urban Design), MRTPI
Ffôn / Tel: 07761330341
E-bost / Email: david.cross@merthyr.gov.uk

Cyngor Bwrdeistref Sirol Merthyr Tudful / Merthyr Tydfil County Borough Council
Uned 5, Parc Fusness Triongi / Unit 5, Triangle Business Park
Pentrebach, Merthyr Tudful / Pentrebach, Merthyr Tydfil
CF48 4TQ

From: Rebecca Davies <rebeccadavies@geosmartinfo.co.uk>
Sent: 09 June 2021 16:28
To: Cross, David <David.Cross@merthyr.gov.uk>
Subject: FW: T121332a P5&6, FloodSmart Plus 92-94 High Street, Merthyr Tydfil, CF47 8UP

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Afternoon David,

Following our conversation yesterday. Please see email trail where we are trying to obtain the modelled data required to complete the FCA for the above site as part of a merthyr planning requirement.

Kind Regards
Becky



Becky Davies
Consultant and Business Development Manager

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Please consider the environment before printing this email.

From: Rebecca Davies

Sent: 19 May 2021 15:20

To: huw.williams@merthyr.gov.uk

Cc: Alexandra Pickles <AlexandraPickles@geosmartinfo.co.uk>; Martin Lucass <MartinLucass@geosmartinfo.co.uk>

Subject: RE: TI21332a P5&6, FloodSmart Plus 92-94 High Street, Merthyr Tydfil, CF47 8UP [Filing cancelled]

Afternoon Huw,

I wanted to get in touch to see what progress has been made regarding this?

Thanks again for looking into this for me.

Kind Regards

Becky



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Becky Davies
Consultant and Business Development Manager

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Please consider the environment before printing this email.

From: Rebecca Davies

Sent: 14 May 2021 16:25

To: huw.williams@merthyr.gov.uk

Cc: Alexandra Pickles <AlexandraPickles@geosmartinfo.co.uk>; Martin Lucass <MartinLucass@geosmartinfo.co.uk>

Subject: RE: TI21332a P5&6, FloodSmart Plus 92-94 High Street, Merthyr Tydfil, CF47 8UP

Afternoon Huw,

Thank you for taking my call just now. I have felt like I have been going round the houses these past few weeks so I am glad you might be able to help search for the flood model data.

You can see from the email trail that the data was requested on 16th April and the NRW responded on 20th April saying they didn't hold the intellectual property rights to this data and to contact Merthyr. I have called a few times but then been told someone would call me back. This is obviously causing a big delay on our clients planning application.

In summary, it would be much appreciated if you could have a look into finding the flood modelled data and any further required data for flood consequence assessment which has been requested by Judith Jones – Chief Planning Officer.

I have cc'd in my colleague who will be responsible for writing this report so they are fully aware of the situation.

Once again, thank you for your help.

Kind Regards

Becky



Becky Davies
Consultant and Business Development Manager

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From: Data Distribution <datadistribution@cyfoethnaturiolcymru.gov.uk>
Sent: 20 April 2021 11:58
To: Rebecca Davies <rebeccadavies@geosmartinfo.co.uk>
Subject: T121332a P5&6, FloodSmart Plus 92-94 High Street, Merthyr Tydfil, CF47 8UP

Dear Ms Davies,

Further to your recent email concerning the above, please note that the modelling in this area was carried out by Capita for Merthyr Council in 2015. Therefore, as we do not own the Intellectual Property Rights for this model, you would need to approach Merthyr Council/Capita.

Apologies we could not have been of any more assistance to you on this occasion.

Yn gywir / Yours sincerely,

Michelle Lewis

Cyfoeth Naturiol Cymru / Natural Resources Wales

Ffôn/ Phone: 03000 653577

Symudol / Mobile: 07917243096

Office Location Llys Afon, Hwlfordd / Office Location River Court, Haverfordwest

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From: Rebecca Davies <rebeccadavies@geosmartinfo.co.uk>
Sent: 16 April 2021 11:21
To: Data Distribution <datadistribution@cyfoethnaturiolcymru.gov.uk>
Cc: Data <data@geosmartinfo.co.uk>
Subject: 74542 FloodSmart Plus 92-94 High Street, Merthyr Tydfil, CF47 8UP

Good Afternoon

Please can I request the Basic Model Information (flood levels, flows and maps). I have submit a request for Pre-Application advice on the online form. for Please attached the area on the attached plan for the proposed developments at 92-94 High Street, Merthyr Tydfil, CF47 8UP .

Grid Ref: SO 05015 06447 Eastings 305015 , Nothings 206447

Kind regards,

Becky



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Becky Davies
Consultant and Business Development Manager

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Mae'r e-bost hwn ac unrhyw ffeiliau a drosglwyddir gydag ef yn gyfrinachol ac wedi'u bwriadu ar gyfer pwy bynnag y cyfeirir ef ato neu atynt. Mae cynnwys yr e-bost hwn cynrychioli barn y sawl a enwir uchod, felly nid ydyw'n dilyn ei fod yn cynrychioli barn Cyngor Bwrdeistref Sirol Merthyr Tudful.

Darllenwch ein [hysbysiadau preifatrwydd](#) i ddarganfod mwy am sut rydym yn defnyddio eich gwybodaeth bersonol.

Cyngor Bwrdeistref Sirol Merthyr Tudful

Canolfan Dinesig
Stryd Y Castell
Merthyr Tudful
CF47 8AN

Teleffon: 01685 725000

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CF47 8AN

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Croesawn ohebu yn Gymraeg a fydd hyn ddim yn arwain at oedi.

Mae'r e-bost hwn ac unrhyw ffeiliau a drosglwyddir gydag ef yn gyfrinachol ac wedi'u bwriadu ar gyfer pwy bynnag y cyfeirir ef ato neu atynt. Mae cynnwys yr e-bost hwn cynrychioli barn y sawl a enwir uchod, felly nid ydyw'n dilyn ei fod yn cynrychioli barn Cyngor Bwrdeistref Sirol Merthyr Tudful.

Darllenwch ein [hysbysiadau preifatrwydd](#) i ddarganfod mwy am sut rydym yn defnyddio eich gwybodaeth bersonol.

Cyngor Bwrdeistref Sirol Merthyr Tudful

Canolfan Dinesig
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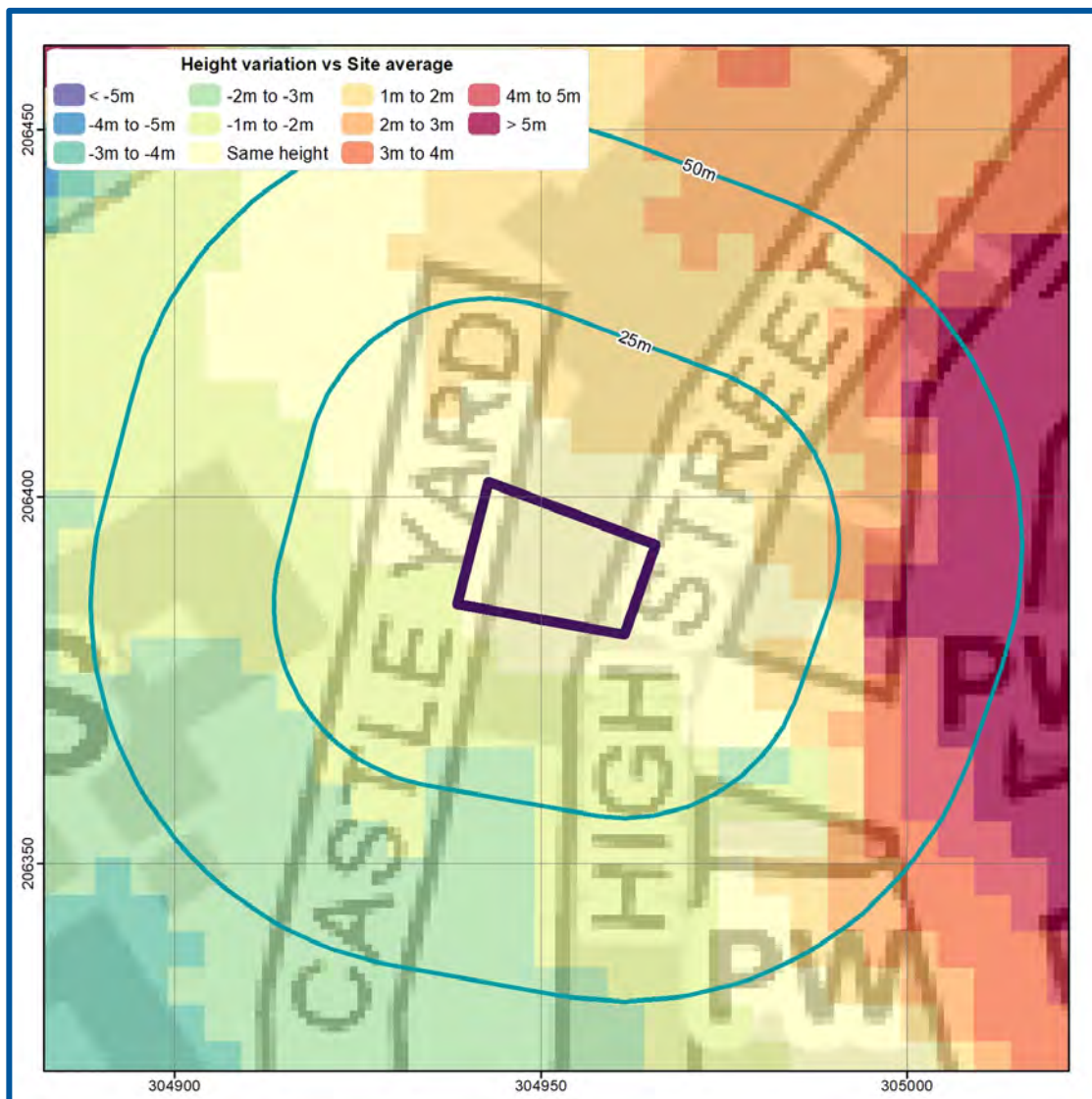
Merthyr Tydfil County Borough Council

Civic Centre
Castle Street
Merthyr Tydfil
CF47 8AN

Telephone: 01685 725000



Natural Resource Wales LiDAR ground elevation data



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This report is confidential to the client. The client may submit the report to regulatory bodies, where appropriate. Should the client wish to release this report to any other third party for that party's reliance, GeoSmart may, by prior written agreement, agree to such release, provided that it is acknowledged that GeoSmart accepts no responsibility of any nature to any third party to whom this report or any part thereof is made known. GeoSmart accepts no responsibility for any loss or damage incurred as a result, and the third party does not acquire any rights whatsoever, contractual or otherwise, against GeoSmart except as expressly agreed with GeoSmart in writing.

For full T&Cs see <http://geosmartinfo.co.uk/terms-conditions>

Important consumer protection information

This search has been produced by GeoSmart Information Limited, Suite 9-11, 1st Floor, Old Bank Buildings, Bellstone, Shrewsbury, SY1 1HU.

Tel: 01743 298 100

Email: info@geosmartinfo.co.uk

GeoSmart Information Limited is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom.
- sets out minimum standards which firms compiling and selling search reports have to meet.
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals.
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.
- By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports.
- act with integrity and carry out work with due skill, care and diligence.
- at all times maintain adequate and appropriate insurance to protect consumers.
- conduct business in an honest, fair and professional manner.
- handle complaints speedily and fairly.
- ensure that products and services comply with industry registration rules and standards and relevant laws.
- monitor their compliance with the Code.

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if he finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs contact details:

The Property Ombudsman scheme

Milford House

43-55 Milford Street

Salisbury

Wiltshire SP1 2BP

Tel: 01722 333306

Fax: 01722 332296

Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

Please ask your search provider if you would like a copy of the search code.

Complaints procedure

GeoSmart Information Limited is registered with the Property Codes Compliance Board as a subscriber to the Search Code. A key commitment under the Code is that firms will handle any complaints both speedily and fairly. If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk.

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision. Complaints should be sent to:

Alan White

Operations Manager

GeoSmart Information Limited

Suite 9-11, 1st Floor,

Old Bank Buildings,

Bellstone, Shrewsbury, SY1 1HU

Tel: 01743 298 100

alanwhite@geosmartinfo.co.uk

10. Terms and conditions, CDM regulations and data limitations



Terms and conditions can be found on our website:

<http://geosmartinfo.co.uk/terms-conditions/>

CDM regulations can be found on our website:

<http://geosmartinfo.co.uk/knowledge-hub/cdm-2015/>

Data use and limitations can be found on our website:

<http://geosmartinfo.co.uk/data-limitations/>