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02/11/2020

Annwyl Syr/Madam / Dear Sir/Madam,

BWRIAD / PROPOSAL: CHANGE OF USE OF GROUND FLOOR COMMERCIAL UNIT TO RESIDENTIAL USE.

LLEOLIAD / LOCATION: YR HEN STORDY, LADYSMITH PLACE, MERTHYR ROAD, TROEDYRHIW, MERTHYR TYDFIL, CF48 4JH.

Thank you for re-consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 14 October 2020.

We continue to have significant concerns with the proposed development as submitted. We recommend you should only grant planning permission if the following requirement is met. Otherwise, we would object to this planning application.

Requirement: A revised Flood Consequences Assessment (FCA) is required to demonstrate the risks and consequences of flooding can be managed to an acceptable level.

Flood Risk

The planning application proposes highly vulnerable development (housing). Our Flood Risk Map confirms the site to be entirely within Zone C2 of the Development Advice Map (DAM) contained in TAN15 and the 1% (1 in 100 year) and 0.1% (1 in 1000 year) annual probability fluvial flood outlines of the River Taff. Our records also show that the site has previously flooded from the River Taff during the December 1979 flood event.

We refer you to Section 6 of TAN15 and the Chief Planning Officer [letter](#) from Welsh Government, dated 9 January 2014, which affirms that **highly vulnerable development should not be permitted in Zone C2** (paragraph 6.2 of TAN15). The justification tests in paragraph 6.2 of TAN15 do not apply to highly vulnerable development in Zone C2.

Notwithstanding this policy position, we acknowledge receipt of your email dated 15 October 2020 providing overriding reasons for considering the application. We have therefore reviewed the FCA submitted in support of the application prepared by Blandford Consulting,

dated 7 July 2020, to provide you with technical advice on the acceptability of flooding consequences in accordance with Appendix 1 of TAN15. Our advice to you is that the FCA fails to demonstrate that the risks and consequences of flooding can be managed to an acceptable level for the reasons explained below.

The FCA states that the internal floor of the development is 335mm above ground level. We have calculated the site level to be 138.41m AOD. Therefore, we have calculated the finished floor level (FFL) of the development to be 138.745m AOD. Based on this FFL, we advise:

- During a 1% (1 in 100 year) plus 25% for climate change annual probability fluvial flood event, the proposed development is predicted to flood to a maximum depth of 125mm, at a maximum velocity of 0.24m/s. This fails to meet the requirements of A1.14 of TAN15, which states all residential development should be flood free during a 1% (1 in 100 year) plus 25% for climate change annual probability fluvial flood event.
- During a 0.1% (1 in 1000 year) annual probability fluvial flood event, the proposed development is predicted to flood to a maximum depth of 1.33m, at a maximum velocity of 0.31m/s. This flood depth and velocity exceed the tolerable limits of A1.15 of TAN15.

In consideration of the above, a revised FCA is required that demonstrates the risks and consequences of flooding can be managed to an acceptable level in accordance with TAN15.

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

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

Further Advice

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

Advice to Applicant

We recommend you consider the future insurability of this development now. Although we have no involvement in this matter, we would advise you to review the Association of British Insurers published paper, '[Climate Adaptation: Guidance on Insurance Issues for New Development](#)', to help you ensure any properties are as flood proof as possible and insurable.

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

Paige Minahan

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