

Rivers House,
St Mellons Business Park,
St Mellons,
Cardiff,
CF3 0EY

Merthyr Tydfil County Borough
Council,
Unit 5 Triangle Business Park,
Pentrebach,
Merthyr Tydfil,
CF48 4TQ

ebost/email:
southeastplanning@cyfoethnaturiolcymru.gov.uk
Ffôn/Phone: 03000 65 3114

20/03/2020

Annwyl Syr/Madam / Dear Sir/Madam,

BWRIAD / PROPOSAL: ERECTION OF 9 NO. STORAGE UNITS.

**LLEOLIAD / LOCATION: WILLOWS HOUSE, ABERCANAID INDUSTRIAL ESTATE,
ABERCANAID, MERTHYR TYDFIL, CF48 1YF.**

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 6 March 2020.

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

Condition 1: Flood Risk;

Condition 2: Unsuspected contamination.

Flood Risk

The planning application proposes less vulnerable development (commercial development). Our Flood Risk Map, which is updated on a quarterly basis, 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, a designated main river.

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

We have reviewed the FCA submitted in support of the above application prepared by Wallingford HydroSolutions Ltd., dated December 2019.

Condition 1: The FCA shows that the risks and consequences of flooding could be managed to an acceptable level, provided you include the 'FCA for Storage Units at Abercanaid Industrial Estate' prepared by Wallingford HydroSolutions Ltd., Version 1, Reference WHS1729, dated December 2019, within the condition identifying approved plans and documents on the decision notice.

The proposed finished floor level (FFL) for the development is 157.91mAOD. Based on this FFL, the FCA shows:

- During a 1% (1 in 100 year) plus 25% for climate change annual probability fluvial flood event, the predicted flood level is 157.61mAOD. The proposed FFL is above the predicted flood level. Therefore, the proposed development is predicted to be flood free during a 1% (1 in 100 year) plus 25% for climate change annual probability fluvial flood event. This meets the requirements of A1.14 of TAN15.
- During a 0.1% (1 in 1000 year) annual probability fluvial flood event, the predicted flood level is 158.37mAOD. Therefore, the proposed development is predicted to flood to a maximum depth of 460mm, at a maximum velocity of 0.3m/s, during a 0.1% (1 in 1000 year) annual probability fluvial flood event. This is within the tolerable limits of A1.15 of TAN15.

The FCA has proposed the management of any residual flood risk by recommending the preparation of an emergency flood plan and occupants/users sign up to the flood warning service.

Further Advice

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

Advice for the Applicant

The application site is within NRW's flood warning area for Merthyr Tydfil (River Taff). We recommend the owners/occupiers sign up to the [NRW Flood Warning Service](#).

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 a paper, '[Climate Adaptation: Guidance on Insurance Issues for New Developments](#)', to help you ensure any properties are as flood proof as possible and insurable.

Land Contamination

Given the application site is adjacent to a former gasworks site, we consider there may be unidentified areas of contamination at the site that could pose a risk to controlled waters if

they are not remediated. Therefore, we request the following condition is attached to any planning permission granted by your Authority:

Condition 2: If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

Justification: To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks.

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