

FLOOD CONSEQUENCE ASSESSMENT For

PROPOSED CHANGE OF USE OF COMMERCIAL PREMISE
TO RESIDENTIAL, 2 YEW STREET, TROEDYRHIW,
MERTHYR TYDFIL, CF48 4DZ

prepared by

MR A. COLLINS, (PLANS DRAWN), 21 PARK PLACE
PONTMORLAIS, MERTHYR TYDFIL, CF47 0DJ

Tel 01685 377575 E-mail plansdrawn21@btinternet.com

DECEMBER 2021

For

PLANNING DEPARTMENT, MERTHYR TYDFIL COUNTY
BOROUGH COUNCIL, UNIT 5, TRIANGLE BUSINESS
PARK, PENTREBACH, MERTHYR TYDFIL, CF48 4TQ

The site lies off main shopping area of Troeddyrhiw in Bridge Street, 2 doors from existing Public House and set within a mainly residential area. A google view, 1:1250 O.S. map, extract for Troeddyrhiw Area from MTCEC Local Development Plan 2016-2031 and google street map are enclosed overleaf.

Preliminary pre-application advice was sought from Natural Resources Wales, together with information from Data Distribution a department within Natural Resources Wales, which has been adhered to, for the preparation of this Flood Consequence Assessment.

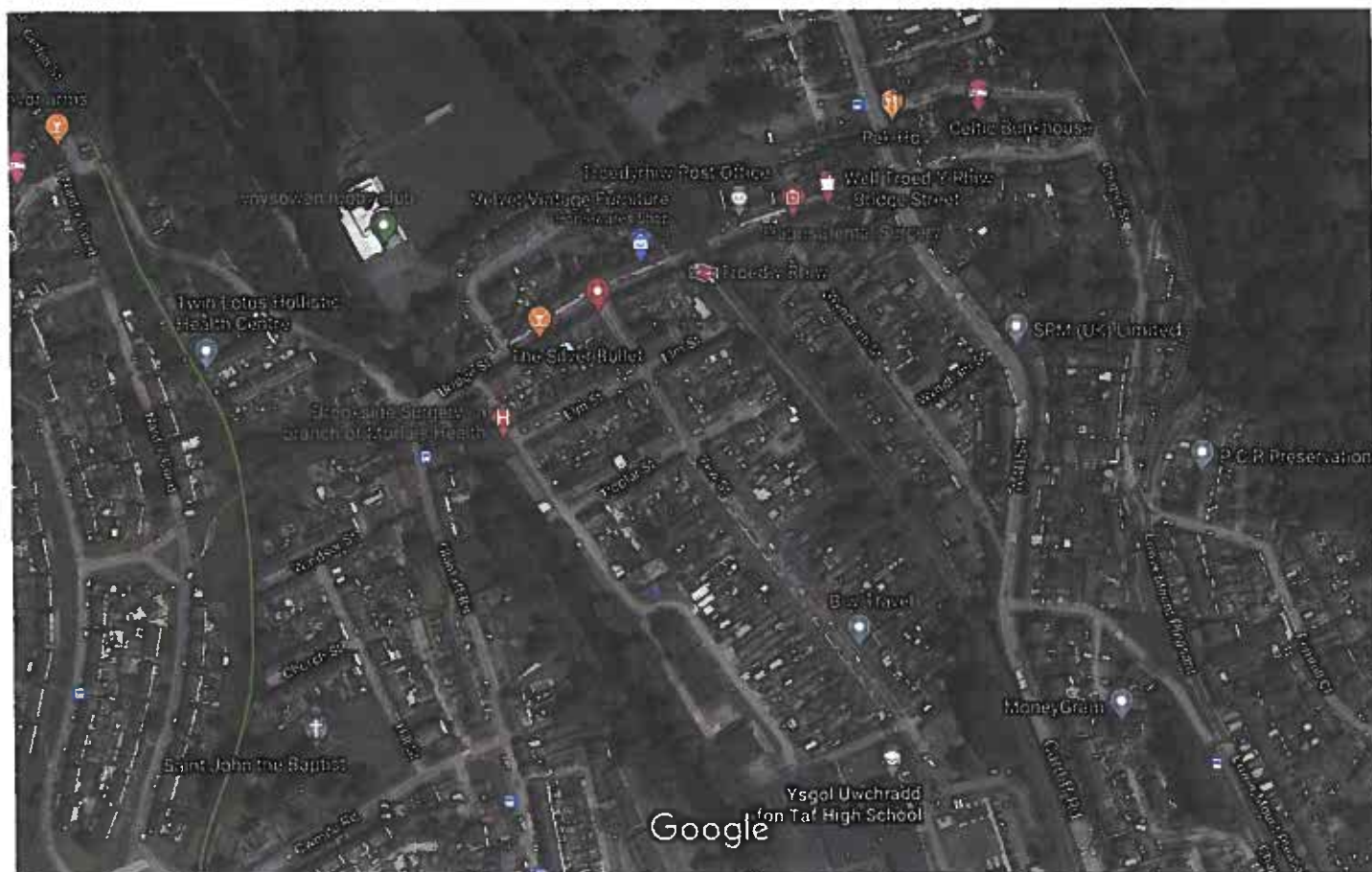
The proposed scheme is to convert existing commercial premises at ground floor level to residential, the whole town of Troeddyrhiw surrounds this property with road and pavement infrastructure right up to boundary. The NGR for the site is SO 070 023, latitude 51.711835 longitude -3.347132; easting 307022 northing 202315.

The proposed site lies within Zone C2 of the Development Advice Map (DAM) contained in TAN 15. As the proposal involves a change of use the tests outlined in Section 10 of TAN 15 are not applicable.

To accompany this FCA is a copy of Merthyr Tydfil to Merthyr Vale - Depth and Velocity (main report) FLOOD REPORT dated September 2010 by Environment Agency Wales also - Western Wales River Basin District, Preliminary Flood Risk Assessment Report, Dec 2018 prepared by Natural Resources Wales together with addendum to update the original Preliminary Flood Risk Assessment Report.

I have also enclosed 4 No. Flood risk maps from NRW showing flood risk from rivers - extent, flood risk from Surface Water & small watercourses, flood defence locations and Recorded Flood Events.

history of 2 yew street, troedryhiw, merthyr tydfil



Imagery ©2021 Bluesky, Infoterra Ltd & COWI A/S, Getmapping plc, Maxar Technologies, The GeoInformation Group, Map data ©2021 50 m



UK MAP CENTRE
com



North

0m 1cm = 12.5m 62.5m

Scale 1:1250



Google Maps

6 Yew St



Image capture: Jul 2016 © 2021 Google

Troedyrhiw, Wales

Google

Street View - Jul 2016



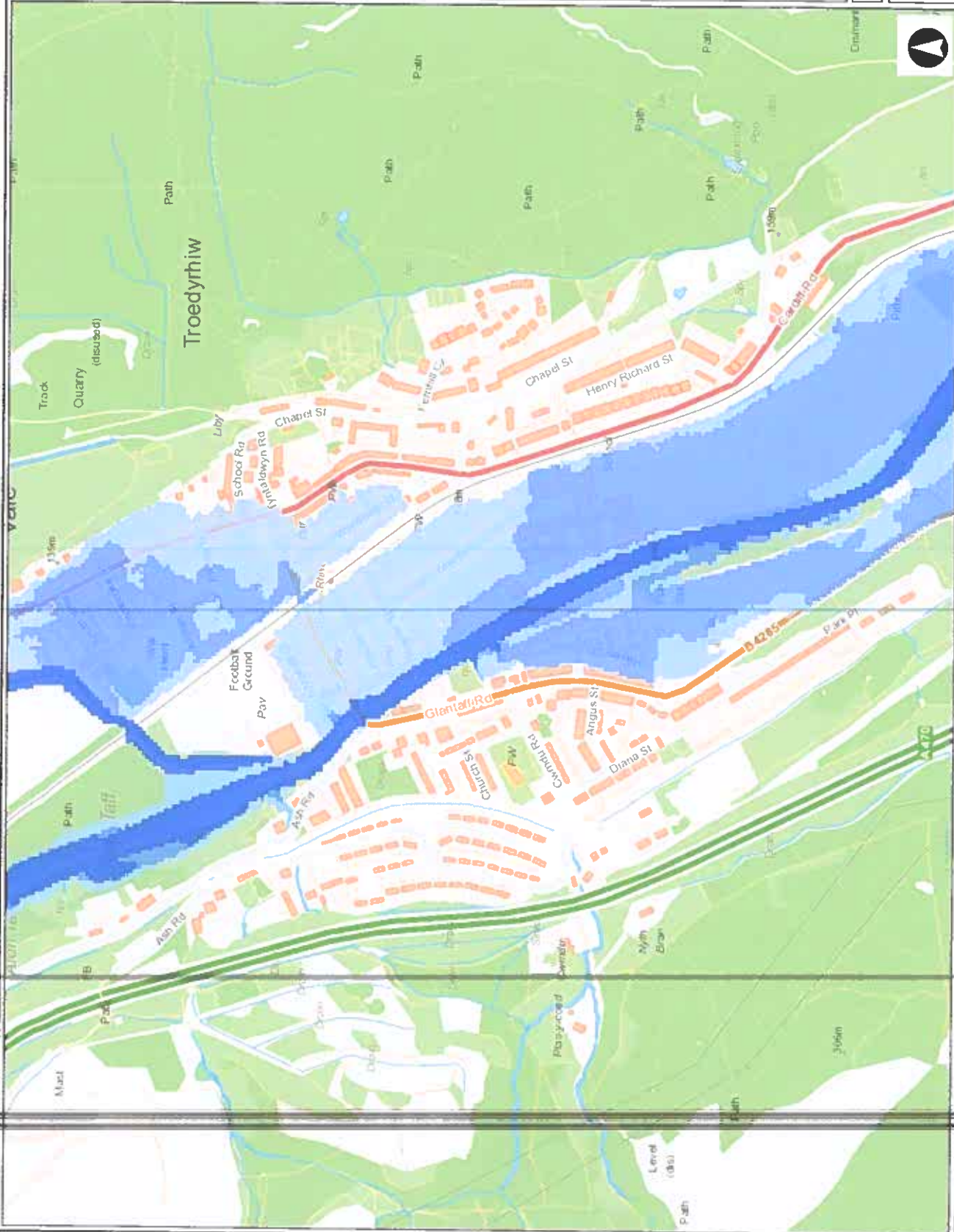
Alwedd / Map Key

Flood Risk from Rivers - Extent



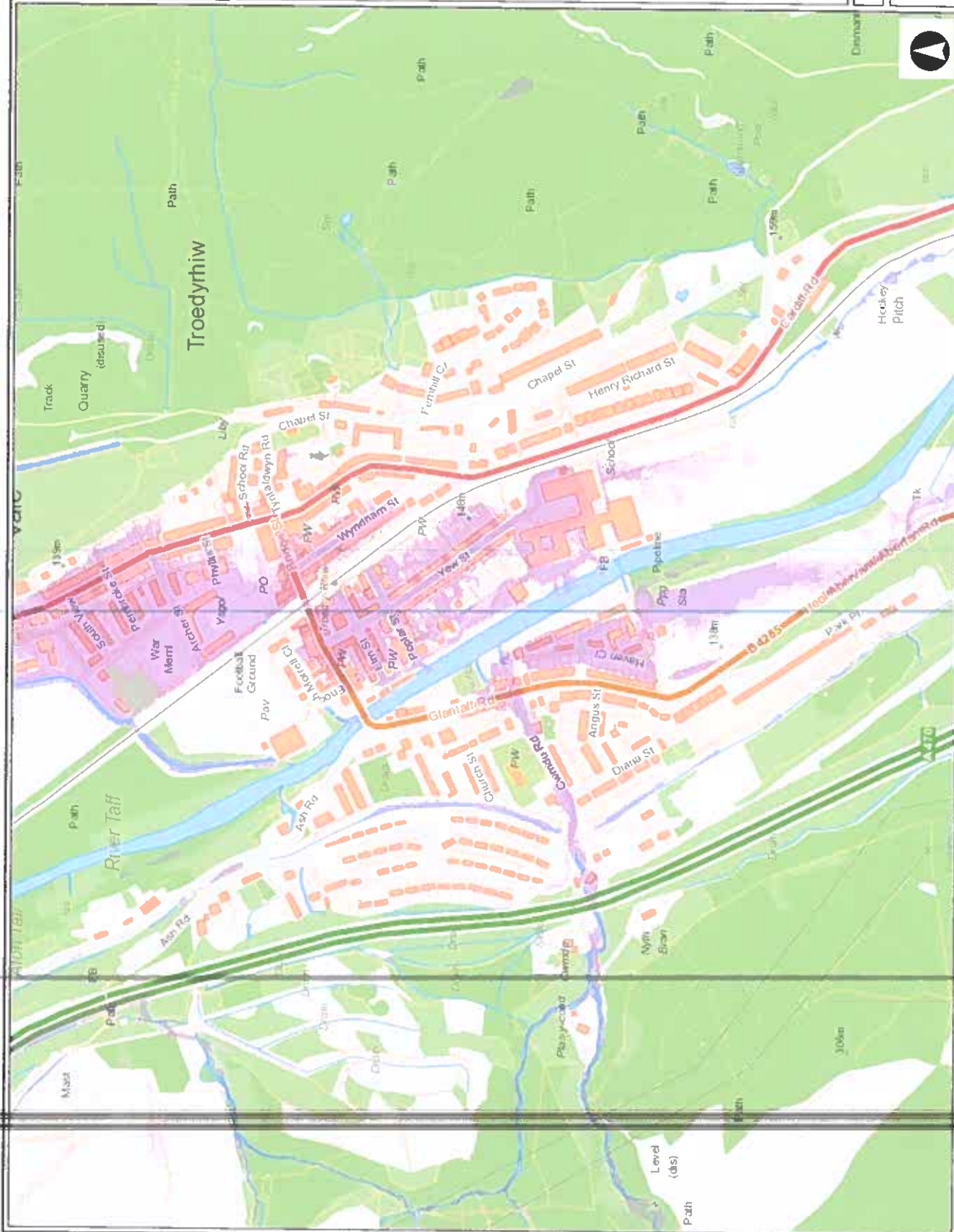
Graddfa / Scale at A3 1: 5,000

Dyddiad / Date
27/10/2021



© NRW/CNC. Some information derived from © UK Centre for Ecology & Hydrology © UKCEH, the Environment Agency © EA and Gatsmapping Plc and Bluesky International Limited, Deira, © Met Office and DARD Rivers Agency, © Cranfield University, © James Hutton Institute, © Ordnance Survey, © Land & Property Services. All rights reserved. © NRW/CNC. Cartwyd rhywfaillt o wybodaeth o © Ceroflan Ecology a Hydroleg y DU © UKCEH, the Environment Agency © EA a Gatsmapping Plc a Bluesky International Limited, Deira, © Y Swyddfa Dywydd ac Asiantaeth Afonydd DARD, © Prifysgol Cranfield, © Safonall James Hutton, © Yr Arwng Ordnans, © Gwasanaethau Tŷ ac Eiddo. Codiwr pob hawl.

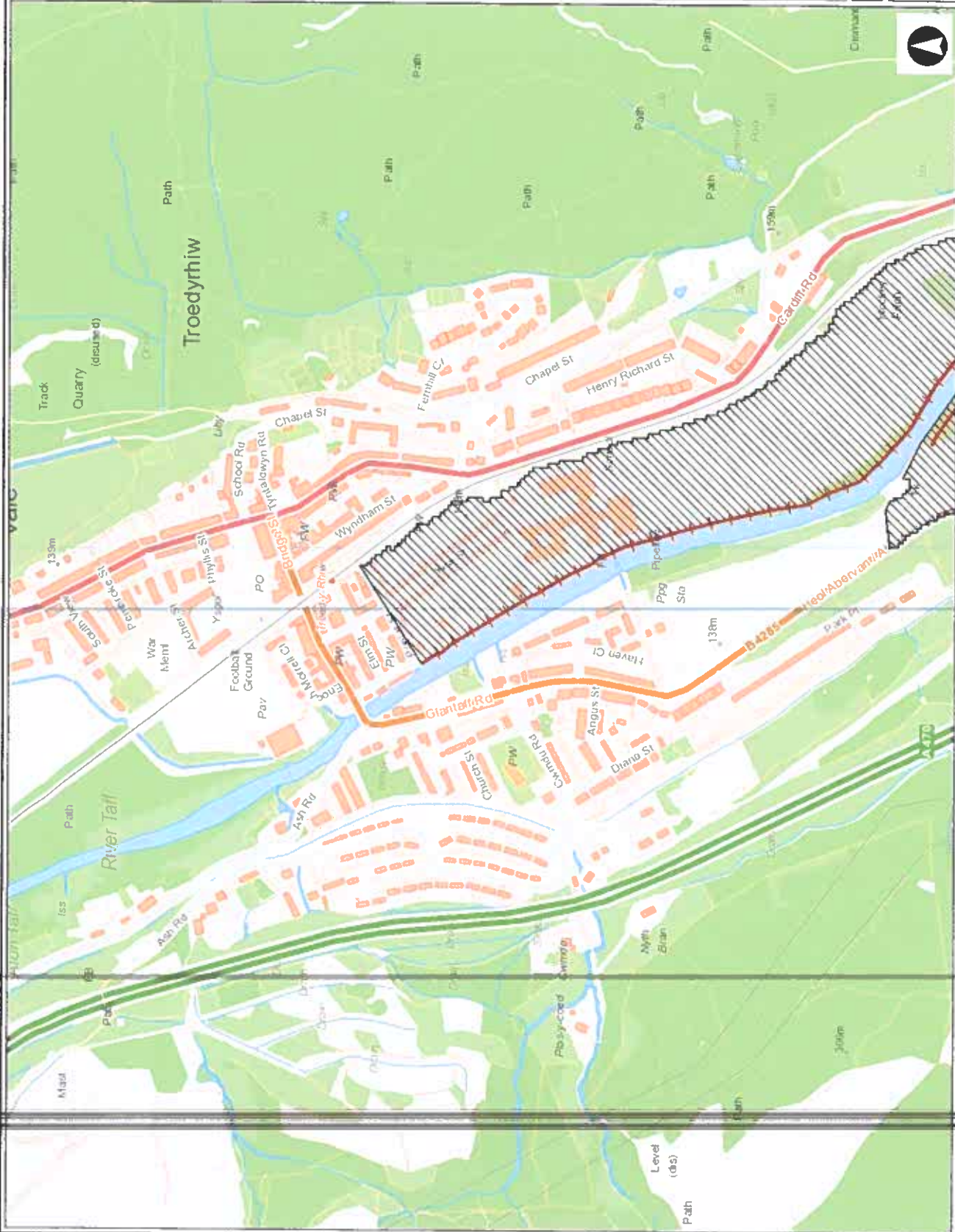




Allwedd / Map Key
 Flood Defence Locations
 Areas Benefitting from Flood Defences
 Rivers
 Sea
 Rivers and Sea

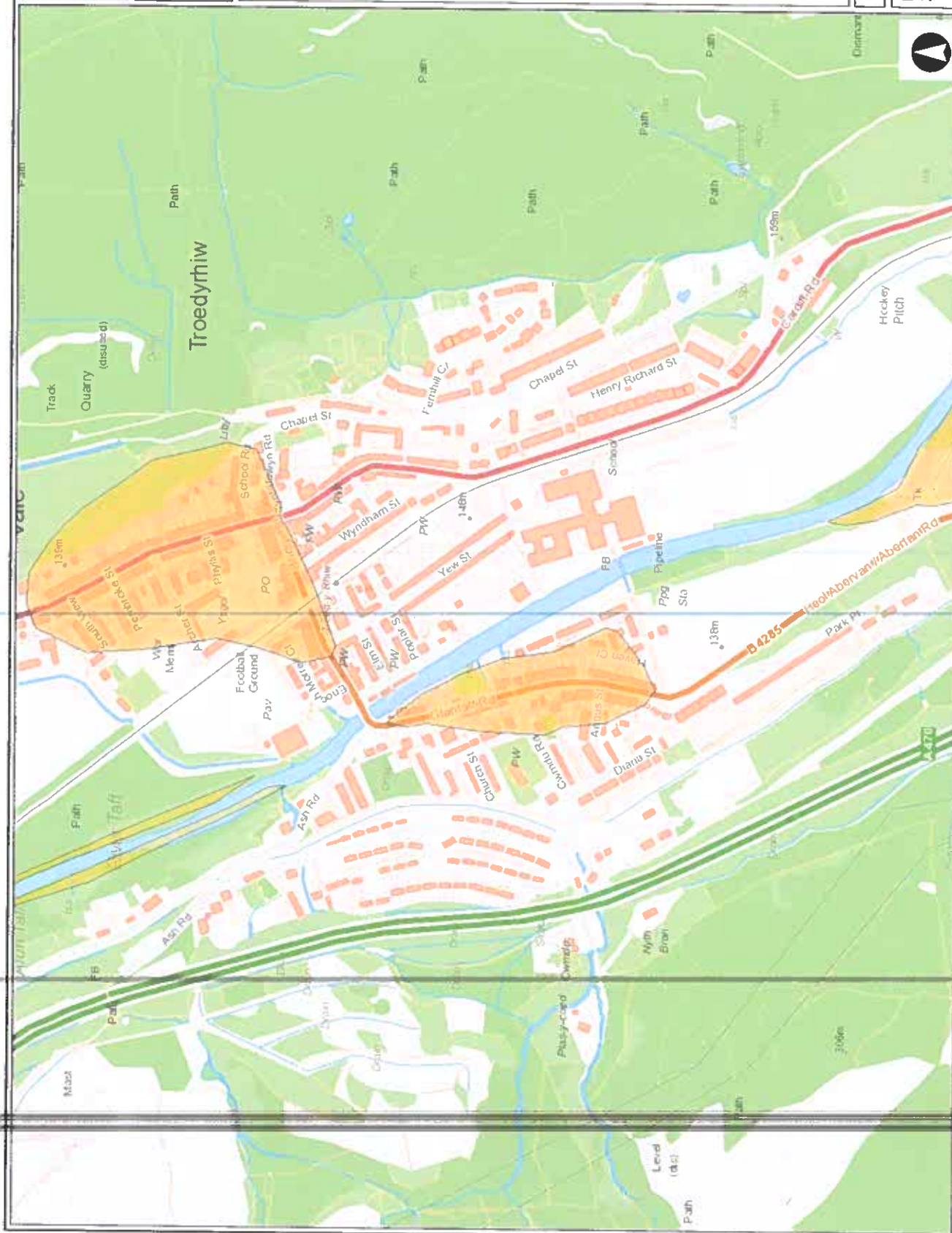
Graddfa / Scale at A3 1:5,000

Dyddiad / Date
27/10/2021



© NRW/CNC. Some information derived from © UK Centre for Ecology & Hydrology © UKCEH, the Environment Agency © EA and Gatsmapping Plc and Bluesky International Limited, Defra, © Met Office and DARD Rivers Agency, © Cranfield University, © James Hutton Institute, © Ordnance Survey, © Land & Property Services. All rights reserved. © NRW/CNC. Cefnwyd rhywfaith o wybodaeth o © Cranfield Ecology a Hydrology y DU © UKCEH, the Environment Agency © EA a Gatsmapping Plc a Bluesky International Limited, Defra, © Y Swyddfa Dywydd ac Asiantaeth Atbwydd DARD, © Prifysgol Cranfield, © Sefydliad James Hutton, © Yr Arrolwg Ordnans, © Gwasanaethau Tŷ ac Eiddo, Cechw'r pob hawl.

0.3 0 0.13 0.3
 Kilometers
 British_National_Grid



Part 4: Template for addendum to update the original Preliminary Flood Risk Assessment report

ADDENDUM

Update to the preliminary flood risk assessment report for Merthyr Tydfil County Borough Council

The preliminary flood risk assessment (PFRA) for Merthyr Tydfil County Borough Council was reviewed during 2017, using all relevant current flood risk data and information, and agreed with Natural Resources Wales on 23rd January 2018.

The below statements describe the review of the assessment of risk since the preliminary assessment report was published in 2011.

Past flood risk

There has been a review of flooding experienced since the publication of the first Preliminary Flood Risk Assessment Report in 2011 and there have been no floods experienced that caused locally significant harmful consequences.

Future flood risk

There has been no new information identified since the publication of the first Preliminary Flood Risk Assessment Report in 2011 that has led to a change in understanding of future flood risk.

Flood risk areas (FRAs)

The cycle 1 FRAs in Wales will be reviewed as part of a detailed consolidated PFRA that will cover all sources of flood risk by 22nd December 2018.