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25/08/2021

Annwyl Syr/Madam / Dear Sir/Madam,

BWRIAD / PROPOSAL: CONVERSION OF 1ST AND 2ND FLOOR TO 6 NO. STUDIO FLATS AND 6 NO. HOLIDAY LETS.

LLEOLIAD / LOCATION: ETHAN ARCADE, 92 – 94 HIGH STREET, MERTHYR TYDFIL, CF47 8UP.

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 12 August 2021.

We have concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek further information from the Applicant regarding bats, a European Protected Species. If this information is not provided, we would object to this planning application. Further details are provided below.

European Protected Species

We have reviewed the 'Preliminary Roost Assessment Survey', prepared by Arbtech Consultants, issue 2, dated 09/06/2021 submitted in support of the above application. The report identifies secondary evidence to indicate the development site has been used as a bat roost and that the building should be subject to a full suite of bat emergence and re-entrance surveys.

We therefore advise that further surveys are undertaken as recommended in the report, and in accordance with 'Bat Surveys; Good Practice Guidelines 3rd Edition', published by the Bat Conservation Trust 2016. We further advise the results of the surveys are submitted to the Local Planning Authority prior to the determination of the application, along with full mitigation proposals, where appropriate.

Flood Risk

The planning application proposes highly vulnerable development (housing). Our Flood Risk map confirms the application site lies entirely within Zone C2 of the Development Advice Map (DAM) contained in TAN15.

We refer you to Section 6 of TAN15 and the Chief Planning Officer [letter](#) for 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 do not apply to highly vulnerable development in Zone C2.

Notwithstanding this policy position we have reviewed the FCA submitted in support of the above application prepared by GeoSmart Information, reference 74542R2, dated 2021-08-03.

Whilst the proposal will result in highly vulnerable development being introduced into an area of flood risk, this will be elevated above the flood risk, and there is no change in vulnerability use at ground floor level. Therefore, we have no objection to the application as submitted, in relation to flood risk.

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 for 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 Developments](#)', 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