



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-127333-Z3Q5
Eich cyf/Your ref: P/19/0244

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

26/10/2020

Annwyl Syr/Madam / Dear Sir/Madam,

BWRIAD / PROPOSAL: PROPOSED REFURBISHMENT TO CREATE 12 FLATS AND 7 SELF CONTAINED SERVICED UNITS (HOLIDAY LETS), TOGETHER WITH NEW SHOP FRONT, THIRD FLOOR REAR EXTENSION AND ASSOCIATED BIKE SHED AND BIN STORE. CHANGE OF USE OF SHOP TO CAFÉ (A3 USE) AND PROVISION OF GROUND FLOOR STORAGE AREAS.

LLEOLIAD / LOCATION: 40-42 HIGH STREET, MERTHYR TYDFIL, CF47 8DE.

Thank you for re-consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 7 October 2020.

We have no objection to the proposed development as submitted and provide the following advice.

Flood Risk

The planning application proposes highly vulnerable development (housing). Our Flood Risk Map confirms the site to be partially within Zone C2 of the Development Advice Map (DAM) contained in TAN15 and within the 1% (1 in 100 year) and 0.1% (1 in 1000 year) annual probability fluvial flood outlines.

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 do not apply to highly vulnerable development in Zone C2.

Notwithstanding this policy position, we acknowledge receipt of your email dated 20 August 2020 providing overriding reasons for considering the application. We previously reviewed the FCA (unsigned, revision B, dated September 2020) and provided technical advice on the acceptability of flooding consequences in accordance with Appendix 1 of TAN15.

In our letter dated 25/09/2020 (reference: CAS-124408-L8W7) we advised that the FCA had not provided an assessment of flood depths and velocities for the 1% (1 in 100 year) plus 25% for climate change allowance (CCA) and the 0.1% (1 in 1000 year) annual probability fluvial flood events. We requested a revised FCA that demonstrated the risks and consequences of flooding can be managed to an acceptable level in accordance with TAN15.

We have reviewed the amended 'Proposed Ground Floor Plan', prepared by George and Co., revision A, reference 625.001A, dated 15/10/20. We note the three-ground floor residential units (highly vulnerable development) have now been omitted from the ground floor and replaced with stores. Recognising that all proposed highly vulnerable development will be at the first floor level, elevated above the flood risk and the less vulnerable development at ground floor is to be retained, we have no objection to the application as submitted.

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.

European Protected Species

We note that the bat report submitted in support of the above application (Bat Survey Report, version 2, dated 07/02/20) has identified that bats were not using the application site. We therefore have no comments to make on the application as submitted in relation to European Protected Species.

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