

Ein cyf/Our Ref: CAS-320054-Y3F7
Eich cyf/Your Ref: P/26/0208

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

Dyddiad/Date: 9 October 2026

Annwyl Ms Owens/Dear Ms Owens

Bwriad/Proposal: Installation of additional 3 No. AC condensing units to flat roof services area.

Lleoliad/Location: Specsavers, High Street, Merthyr Tydfil.

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 24 September 2026.

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

Flood Risk

The planning application proposes installation of additional AC condensing units above an existing opticians which is defined as less vulnerable development in Technical Advice Note 15: Development, flooding and coastal erosion (TAN15), dated 2025. The [Flood Map for Planning](#) (FMfP) identifies the application site to be at risk of flooding within Flood Zone 2 & 3 – Rivers.

Given the scale nature of the proposed development, and in the absence of a flood consequences assessment, we consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks and consequences. We would also expect the developer to take the opportunity to incorporate flood resilient design where feasible.

Guidance on resilient design can be found in Chapter 13 of Technical Advice Note 15: Development, flooding and coastal erosion, dated 2025, which references advice from Construction Industry Research and Information Association, including a Code of Practice and Guidance for Property Flood Resilience.

We provide advice on our website [Natural Resources Wales / Preparing for a flood](#) which may be useful for the developer or occupant of the proposal.

Other Matters

The advice in this letter relates to matters which are included on our [consultation topics list](#). We do not rule out the potential for the proposed development to affect other environmental interests that are not included on this list.

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

Andrew Hurst

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Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi/Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.