



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-178818-Q4B8
Eich cyf/Your ref: P/21/0210

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St Mellons,
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CF48 4TQ

ebost/email:
southeastplanning@cyfoethnaturiolcymru.gov.uk

26/01/2022

Annwyl Syr/Madam / Dear Sir/Madam,

BWRIAD / PROPOSAL: CHANGE OF USE FROM COMMERCIAL PREMISES WITH ACCOMMODATION ABOVE TO A 1 BEDROOM FLAT AT GROUND FLOOR, TO INCLUDE REAR EXTENSION AND 1 FLAT AT FIRST FLOOR

LLEOLIAD / LOCATION: 2 YEW STREET, TROEDYRHIW, MERTHYR TYDFIL, CF48 4DZ

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 18 June 2021.

We continue to 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 flood risk. If this information is not provided, we would object to this planning application. Further details are provided below.

The planning application proposes highly vulnerable development commercial premises to a 1 bedroom flat on the ground floor (We note that residential already exists on upper floor). Our Flood Risk Map confirms the site to be within Zone C2 of the Development Advice Map (DAM) contained in TAN15 and the Flood Map for Planning (FMfP) identifies the application site to be at risk of flooding and falls into Flood Zone 3 Rivers.

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 of TAN15 do not apply to highly vulnerable development in Zone C2

Notwithstanding this policy position, we have reviewed the Flood Consequences Assessment (FCA), by Mr A Collins, dated December 2021, to provide you with technical advice on the acceptability of flooding consequences in accordance with Appendix 1 of

TAN15. Our advice is that the FCA fails to demonstrate that the risks and consequences of flooding can be managed to an acceptable level in line with TAN15 for the following reasons. The content of the FCA is not sufficient to allow us to advise your Authority on the acceptability of flooding consequences in terms of risks to people and property. It is not informed by any detailed site-specific flood data and does not meet the minimum technical requirements for assessing flood consequences set out in A1.17 of TAN15 that would be expected for a proposed development of this scale and nature.

The FCA should include predicted site-specific flood levels for the 1 in 100 year plus 25% allowance for climate change flood event and the 1 in 1000 year flood event and compare them against the proposed finished floor and ground levels. The FCA should demonstrate that the development meets the criteria of Appendix 1 of TAN15. To help inform the FCA, the applicant is advised that flood data to help inform the FCA can be obtained from datadistribution@naturalresourceswales.gov.uk

We note the FCA refers to contacting our Data Distribution team, however, we have been unable to find a record of this. A flood model output report, available from the Data Distribution team free of charge, will provide a basis to assess whether further modelling work is needed to assess the flood risks and consequences to the site.

Therefore, a revised FCA should be submitted prior to determination of the application that meets the criteria set out in TAN15. The purpose of the FCA is to ensure all parties, including your Authority, are aware of the risks to and from the development, and ensure that if practicable, appropriate controls can be incorporated in a planning permission to manage the risks and consequences of flooding.

If no further information is submitted, or a revised FCA fails to demonstrate that the consequences of flooding can be acceptably managed over the lifetime of the development, then we object to this application.

Please inform us, in accordance with paragraph 11.7 of TAN15, if you are minded to grant permission for the application contrary to our advice.

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

Mrs C McCorkindale

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales