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Cardiff,
CF3 0EY

Merthyr Tydfil County Borough
Council,
Unit 5 Traingle Business Park,
Pentrebach,
Merthyr Tydfil,
CF48 4TO

ebost/email:
southeastplanning@cyfoethnaturiolcymru.gov.uk

11/10/2022

Annwyl Syr/Madam / Dear Sir/Madam,

**BWRIAD / PROPOSAL: CHANGE OF USE OF GROUND FLOOR A1 HAIRDRESSERS
TO A3 TAKEAWAY AND INSTALLATION OF FLUE.**

**LLEOLIAD / LOCATION: 57 PONTMORLAIS, HIGH STREET, MERTHYR TYDFIL, CF47
8UN.**

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the
above, which we received on 11/10/2022.

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

Flood Risk

The planning application proposes the retention of less vulnerable development. The application site is within partially within Zone C2 of the Development Advice Map (DAM) contained in TAN15 (2004). Our [Flood Map for Planning](#) (FMfP) identifies the application site to be at risk of flooding and is within Flood Zone 2 and 3 (Rivers).

Given the nature of the proposed development, the retention of less vulnerable 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 advised to install flood-proofing measures as part of the development.

In areas at risk of flooding, we recommend that consideration be given to the incorporation of flood resistance/resilience measures into the design and construction of the development. These could include flood barriers on ground floor doors, windows and access points, implementation of suitable flood proofing measures to the internal fabric of the ground floor and locating electrical sockets/components at a higher level above possible flood levels.

We refer the applicant to our [website](#) for further advice and guidance is available. Additional guidance including the leaflet "Prepare your property for flooding" can be found [here](#).

The developer can also access advice and information on protection from flooding from the ODPM publication 'Preparing for Floods: Interim Guidance for Improving the Flood Resistance of Domestic and Small Business Properties', can be found [here](#).

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

Sarah Lund

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