



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-210348-W9W9
Eich cyf/Your ref: P/23/0045

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03/03/2023

Annwyl Syr/Madam / Dear Sir/Madam,

BWRIAD / PROPOSAL: Change of use from office to takeaway and installation of flue.

LLEOLIAD / LOCATION: 53 Glebeland Street, Merthyr Tydfil, CF47 8AT

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 23 February 2023.

Recognising the particular nature of this application, we have no objection to the proposed development

Flood Risk Management

Our Flood Risk Map confirms the application site lies entirely within Zone C2 of the Development Advice Maps (DAM) as contained in TAN15 and the Flood Map for Planning identifies the application site to be at risk of flooding and falls into Flood Zone 3 Rivers.

The planning application proposes a change of use from an office to a takeaway. No additional building is proposed and both the existing and proposed uses are classed as less vulnerable development by TAN15.

Given the nature of the proposed development (and in the absence of a flood consequence assessment) we consider the risk could be acceptable subject to the developer being made aware of the potential flood risks. Therefore, we have no objection to the proposal on flood risk grounds.

Section 6 of TAN15 requires your Authority to determine whether the development at this location is justified. We refer your Authority to the justification tests set out in section 6.2. You should be satisfied that the proposal is acceptable in terms of flood risk, particularly with regard to access and egress considerations; and for emergency planning purposes. To aid your decision making, you may wish to ask the applicant to submit an FCA.

The Applicant may also decide to undertake an FCA for their own benefit, for example, awareness raising, to inform an evacuation plan, provision of flood resistance and/or resilience measures.

We recommend you consult other professional advisors (e.g. Emergency Planners, Emergency Services, Building Control) on the acceptability of proposals and on matters we cannot advise on, such as, emergency plans, procedures and measures to address structural damage that may result from flooding. Please note, we do not normally comment on or approve the adequacy of flood emergency response 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.

The application presents an opportunity to raise awareness of the flood risk to the current / future occupiers of the property, incorporate flood resistance / resilience measures into the refurbishment works, and make provisions for flood warning and emergency access / egress.

Additional guidance including the leaflet "Prepare your Property for flooding" can be found by following the link: <https://www.gov.uk/prepare-for-a-flood>.

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 by following the link: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/11485/2187544.pdf

The owner/occupier is advised to sign up to our free Flood Warning service. Further details are at <http://naturalresourceswales.gov.uk/flooding/sign-up-to-receive-flood-warnings/?lang=en>

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

Claire McCorkindale

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