

Ein cyf/Our ref: CAS-255807-S5Q6
Eich cyf/Your ref: P/24/0109

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

Dyddiad/Date: 31 May 2024

Annwyl Syr/Madam/Dear Sir/Madam,

**BWRIAD/PROPOSAL: CONVERSION OF DWELLING AND PART OF ADJACENT EX
SERVICEMENS CLUB INTO A HOUSE OF MULTIPLE OCCUPANCY (HMO) FOR UP
TO 6 PERSONS.**

LLEOLIAD/LOCATION: 10 LOWER HIGH STREET, MERTHYR TYDFIL, CF47 8EB

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 10 May 2024.

We 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.

Flood Risk

Our Flood Risk Map confirms the site to be within Zone C2 of the Development Advice Map (DAM) contained in TAN15 and the FMfP identifies the application site to be at risk of flooding and falls into Flood Zone 2 and 3 for Rivers.

We note that the planning application proposes the retention of highly vulnerable development through the conversion of the existing residential property into a house of multiple occupancy. Although there is an existing highly vulnerable use, the proposed layout will result in 1no. bedroom being located on the ground floor. Therefore, the application poses an increased risk to people because there is a lack of suitable upper floor refuge which could be used by ground floor occupants in the event of a flood.

Section 6 of TAN15 requires the Local Planning Authority to determine whether the development at this location is justified. Therefore, we refer you to the tests set out in section 6.2 of TAN15. If you consider the proposal meets the tests set out in criteria (i) to (iii), then

the final test (iv) is for the applicant to demonstrate, through the submission of an FCA, that the potential consequences of flooding can be managed to an acceptable level.

We are unable to give you technical advice on the acceptability of flooding consequences, as no FCA has been submitted. Therefore, if the development can be justified, the above requirement should be met prior to the determination of the application. We can then advise you whether the FCA is in accordance with the technical criteria in Appendix 1 of TAN15.

Alternatively, the applicant may wish to amend the proposed layout such that no self-contained units are situated on the ground floor or include suitable upper floor refuge which could be used by the ground floor occupants in the event of a flood. This is likely to address our concerns regarding the risk of flooding to ground floor units and their residents, and we would not require an FCA.

However, we advise you that the application provides no details on issues surrounding access and egress from the property in line with criteria in TAN 15. Matters regarding safe access and egress and emergency evacuation are for the planning authority to consider. If you have concerns regarding these matters, you should consider consulting other professional advisors on the acceptability of the proposals.

In summary, if an FCA is not submitted or any subsequent FCA fails to demonstrate that the consequences of flooding can be acceptably managed over the lifetime of the development, or the proposed layout is not adequately amended, then we **object** to the application. The criteria for the FCA, which should normally be undertaken by a suitably qualified person carrying an appropriate professional indemnity, are given in Section 7 and Appendix 1 of TAN15. The FCA should be proportionate to the development proposed. You may also refer to our [website](#), which contains technical advice and recommendations.

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.

Advice for the Developer *(for use where necessary)*

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

R Isaac

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

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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.