

Ein cyf/Our ref: CAS-261578-S8Y7
Eich cyf/Your ref: P/24/0170

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

Dyddiad/Date: 13 August 2024

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: Change of use to car wash and valet

LLEOLIAD/LOCATION: Behind Koolers, Tramroad Side, Georgetown, Merthyr Tydfil, CF48 1AY

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 30 July 2024.

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

Flood Risk

The planning application proposes a change of use from a warehouse to a car wash and valet (less vulnerable development) partially within Zone C1 of the Development Advice Map (DAM) contained in TAN15 as contained in Technical Advice Note (TAN) 15: Development and Flood Risk (2004). The Flood Map for Planning identifies the application site to be at risk of flooding and falls into Flood Zone 2 Rivers.

We understand that the application is solely for a change of use to a car wash and valet. No additional buildings are 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.

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.

The applicant may wish to undertake an FCA for their own benefit to establish the predicted flood risk to the site and its access / egress routes. We hold relevant flood risk data that can

be used to assist with this assessment. Any requests for this data should be sent to our datadistributionteam@naturalresourceswales.gov.uk.

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.

Advice for the attention of the applicant/developer

Please refer to the Guidance for Pollution Prevention (GPP) 13: Vehicle Washing and Cleaning which provides guidance on the requirements for washing and cleaning any vehicle using automatic wash systems, high pressure or steam cleaners and washing by hand. It provides information on the type of site, cleaning materials and the drainage requirements that will prevent pollution from these activities. [guidance-for-pollution-prevention-13-2022-update-v2.pdf \(netregs.org.uk\)](https://www.netregs.org.uk/guidance-for-pollution-prevention-13-2022-update-v2.pdf)

You are also advised to contact your sewer provider (Dwr Cymru Welsh Water) regarding the need for a trade effluent consent to discharge effluent from this development to the sewer.

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

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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.