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

22/06/2023

Annwyl Syr/Madam / Dear Sir/Madam,

**BWRIAD / PROPOSAL: CHANGE OF USE FROM SHOP (A1) TO CAFE (A3) TO
INCLUDE EXTENSION WITHIN CENTRAL COURTYARD AND OUTSIDE SEATING AT
THE REAR. PROVISION OF BIN STORE WITHIN THE CENTRAL COURTYARD TO
SERVE FIRST FLOOR RESIDENTS**

LLEOLIAD / LOCATION: 40-42 HIGH STREET MERTHYR TYDFIL CF47 8DE

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the
above, which we received on 20th June 2023.

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

Flood Risk

Our Flood Risk Map confirms the application site lies partially within Zone C2 of the
Development Advice Maps (DAM) 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 and 3 (Rivers).

Given the scale and nature of the proposed development, which is a change of use from
less vulnerable to less vulnerable development, 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,

Ryan Rees

Cynllunio Datblygu Cynghorydd / Development Planning Advisor

Cyfoeth Naturiol Cymru / Natural Resources Wales