

Ein cyf/Our ref: CAS-263040-J4R0
Eich cyf/Your ref: P/23/0079

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

Dyddiad/Date: 22 August 2024

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: CHANGE OF USE TO FROM UPHOLSTERY BUILDING TO HOLIDAY ACCOMMODATION TO INCLUDE NEW REPLACEMENT WINDOWS AND THE INSTALLATION OF SOLAR PANELS

LLEOLIAD/LOCATION: STANDARD UPHOLSTERY, PONTMORLAIS WEST, MERTHYR TYDFIL, CF47 8UT

Thank you for re-consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 21 August 2024.

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

Flood Risk

The planning application proposes highly vulnerable development (residential). The application site falls partially within Zone C2 of the Development Advice Map (DAM) contained in Technical Advice Note (TAN) 15: Development and Flood Risk (2004). However, at this location the Flood Map for Planning (FMfP) is the best available information on flood risk. The FMfP identifies the application site to be in Flood Zone 1, meaning there is less than a 0.1% chance of flooding in a given year. On this basis, we have no objection to the application as submitted.

European Protected Species

From the information provided in support of the application, it appears the proposals constitute a lower risk case in relation to bats, as identified in section 2.1 'Identifying lower risk cases' of the document 'NRW Approach to Bats and Planning - Good Practice Guide October 2015', available at: [GPG 3 NRW Approach to Bats and Planning](#). Therefore, we do not intend to offer bespoke advice on this application and refer you to your in-house ecologist.

Should you be minded to grant permission for the proposal, on the advice of your ecologist, in line with the 'Dear CPO' letter issued by Welsh Government on 1st March 2018, we request the following informative is attached to any planning permission granted:

Warning: An European protected species (EPS) Licence is required for this development.

This planning permission does not provide consent to undertake works that require an EPS licence.

It is an offence to deliberately capture, kill or disturb EPS or to damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine.

To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at [Natural Resources Wales / Apply for a protected species licence](#).

Please note, any changes to plans between planning consent and the licence application may affect the outcome of a licence application.

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

Due to the proximity of the site to the Nant Morlais, all works at the site must be carried out in accordance with Guidance for Pollution Prevention 5: Works and maintenance in or near water, and Pollution Prevention Guidelines 6: Working at construction and demolition sites, which are available on the [NetRegs website](#).

During the construction phase you should take any precaution to prevent contamination of surface water drains and local watercourses. Oils and chemicals should be stored in bunded areas and spill kits should be readily available in case of accidental spillages.

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

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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.