

Ein cyf/Our ref: CAS-302270-Z9V6
Eich cyf/Your ref: P/26/0040

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

Dyddiad/Date: 23 March 2026

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: Conversion of the 1st and 2nd floors to 8 x 1-bed flats (4 units on each floor), above the ground floor property known as Barcode.

LLEOLIAD/LOCATION: 92-94 Ethan Arcade, High Street, Merthyr Tydfil, CF47 8UP

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 03 March 2026.

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 Flood Map for Planning identifies the application site to be at risk of flooding and within Flood Zone 2 and 3 Rivers.

The proposal will result in a highly vulnerable use being introduced into an area of flood risk. However, this will be elevated above the flood risk and there is no change in the vulnerability use at the ground floor level. We note the Flood Consequences Assessment prepared by GeoSmart Information, reference 74542R2. Given the nature of the proposed development we consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks and consequences.

It is for planning authorities to determine whether the risks and consequences of flooding are acceptable. Therefore you should be satisfied that the proposal has fully considered access requirements, including evacuation routes used in an emergency flood event.

Protected Species

The ecological reports submitted are dated 2021 and are therefore considered out of date. We recommend you seek the advice of your Authority's internal ecological adviser about the requirement for further information to be submitted in support of the application, the need for bespoke surveys and the scope of further information, where required.

Other Matters

The advice in this letter relates to matters which are included on our [consultation topics list](#). We do not rule out the potential for the proposed development to affect other environmental interests that are not included on this list.

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 about the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully,

Annabelle Evans

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

E-bost/E-mail: southeastplanning@cyfoethnaturiolcymru.gov.uk

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.