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30/11/2020

Annwyl Syr/Madam / Dear Sir/Madam,

BWRIAD / PROPOSAL: Construction of 4 storage units

LLEOLIAD / LOCATION: The Willows Abercanaid Industrial Estate, Abercanaid

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 3 November 2020.

We have significant concerns with the proposed development as submitted. We recommend you should only grant planning permission if the following requirement is met.

Requirement: Land Potentially affected by Contamination – details of site remediation

The site is located in a sensitive area in close proximity to the river Taff.

We note that this proposed development site is part of a larger application site, dealt with under reference P/12/0314, which contained a former gas works and gas storage compound. We are aware that some remediation has occurred within the wider site, but it is not clear what remediation occurred (if any) at this site. Therefore, to establish if there remains any risk of contamination which could affect the water environment, we require that details of the remediation of this site (remediation within the redline boundary) are submitted in support of this application.

We will be happy to provide additional advice on receipt of the information requested above.

Flood Risk Management

Recognising the particular nature of the proposals, we have no objection on flood risk grounds to the proposals. Our Flood Risk Map confirms the site to be within Zone C2 of the Development Advice Map (DAM) contained in TAN15 and the 1% (1 in 100 year) and 0.1% (1 in 1000 year) annual probability fluvial flood outlines of the River Taff.

We are aware there is an extant permission under reference P/18/0065 for 16 storage units at this site. Application P/18/0165 was supported by a flood consequences assessment (FCA), produced by WHS, dated 13 July 2018. The FCA demonstrated that in accordance with A1.14 of TAN15, the site is predicted to be flood free during 1 in 100-year flood event (including 25% allowance for climate change).

As there appears to be no increase in footprint from the previous application, we have no objection to the proposal on flood risk grounds.

As it is for your Authority to determine whether the risks and consequences of flooding can be managed in accordance with TAN15, we recommend you consider consulting other professional advisors on matters such as emergency plans, procedures and measures to address structural damage that may result from flooding. Please note, we do not normally comment on the adequacy of flood emergency response plans and procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement during a flood emergency would be limited to delivering flood warnings to occupants/users.

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

Mrs Claire McCorkindale

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