

Ein cyf/Our Ref: CAS-285673-T0V9
Eich cyf/Your Ref: P/25/0213

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

Dyddiad/Date: 19 August 2025

Annwyl Ms Glover/Dear Ms Glover

BWRIAD/PROPOSAL: CHANGE OF USE FROM C1 (HOTEL/GUESTHOUSE) TO C3 (HOUSE) FOR ADULTS REQUIRING CARE - SUPPORT LIVING (VULNERABLE ADULTS).

LLEOLIAD/LOCATION: WINFIELD, 10 SCHOOL ROAD, TROEDYRHIW.

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 31 July 2025.

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, change of use from hotel/guesthouse to a house for adults requiring care. The [Flood Map for Planning](#) (FMfP) identifies the application site to be at risk of flooding within Flood Zone 2 Rivers and TAN15 Defended Zone. However, we note from the plans submitted that the building subject to the change of use is outside of the FMfP.

We also note that there doesn't appear to be any change in the footprint of the proposed development and that no external works are proposed. If external works or an extension is proposed then please re-consult NRW and we can provide updated comments.

Given the limited extent and location of flood risk shown to be affecting the application site (and in the absence of a flood consequences assessment) we consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks to these areas.

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

Yn gywir/Yours faithfully

Andrew Hurst

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning

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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.