

Ein cyf/Our ref: CAS-261857-T2N8
Eich cyf/Your ref: P/24/0133

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

Dyddiad/Date: 19 August 2024

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: Extension to existing hotel to provide additional bedrooms, together with alterations to the car park and associated works

LLEOLIAD/LOCATION: Travel Inn, Duffryn Road, Pentrebach, Merthyr Tydfil, CF48 4BB

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 02 August 2024.

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

Flood Risk

The planning application proposes an extension to existing highly vulnerable development (residential) to provide additional bedrooms on the ground and first floor. 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.

Further Advice

For completeness, we have reviewed the Flood Consequences Assessment and Drainage Strategy Report (FCA), prepared by Simpson | TWS Consulting Engineers, Job No: P24-0081, dated 17 May 2024, to provide you with technical advice on the acceptability of flooding consequences in accordance with Appendix 1 of TAN 15.

A1.14 Criteria

Section 4.6 of the FCA states the FMfP 'shows the site and surrounding area to not be at risk of flooding from Rivers.'

We consider the proposed development would not be at risk of flooding during a 1% (1 in 100 year) plus climate change annual probability fluvial flood event. Therefore, the proposed development complies with A1.14 of TAN 15.

A1.15 Criteria

Section 4.6 of the FCA states the FMfP 'shows the site and surrounding area to not be at risk of flooding from Rivers.'

We consider the proposed development would not be at risk of flooding during a 0.1% (1 in 1000 year) annual probability fluvial flood event. Therefore, the proposed development complies with A1.15 of TAN 15.

A1.12 Criteria

As the proposed development is not at risk of fluvial flooding, we:

- consider the proposal will not reduce floodplain capacity or increase flood risk elsewhere.
- advise the area is not covered by our flood warning service.
- consider access and egress could be made to/from the site.

All other A1.12 criteria have generally been covered in the FCA.

As it is for your Authority to determine whether the risks and consequences of flooding can be managed in accordance with TAN 15, we recommend that you consider consulting other professional advisors on the acceptability of the developer's proposals, on matters that we cannot advise you on such as emergency plans, procedures, and measures to address structural damage that may result from flooding. We refer you to the above information and the FCA to aid these considerations. Please note, we do not normally comment on or approve the adequacy of flood emergency response 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.

Advice for the Applicant

Pollution Prevention

There is a drain within 10m of the site which is a tributary of the River Taff. Therefore, all works at the site must be carried out in accordance with Guidance for Pollution Prevention. 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. For further guidance please refer to Guidance for Pollution Prevention (GPP) 5: Works and maintenance in or near water, and GPP 6: Working on construction and demolition sites, which are available on the [NetRegs website](#).

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

Gemma James

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.