

Ein cyf/Our ref: CAS-298726-P0B2
Eich cyf/Your ref: P/25/0300

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

Dyddiad/Date: 11 February 2026

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: Change of Use from Industrial (use class B1, B2, B8) to a learning facility (use class D1).

LLEOLIAD/LOCATION: Units 2-4 Compass Court, Merthyr Tydfil Industrial Park, Pentrebach, CF48 4DR.

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 29 January 2026.

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

Flood Risk

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

We refer you to Section 10 of Technical Advice Note 15: Development, flooding and coastal erosion, dated 2025 (TAN15) for advice on how you should consider this application in line with current planning policy. Our role is to provide you with detailed advice on the findings and conclusions of the Flood Consequences Assessment (FCA) in relation to flooding from rivers and/or the sea, including the impact on flooding elsewhere.

For advice on flood risk from surface water and or small watercourses you should consult with your Lead Local Flood Authority.

Therefore, we have reviewed the FCA undertaken by Blanford Consulting (ref: BC/MB/01.26.04) and provide the following advice:

Acceptability Criteria

Frequency Thresholds

No ground levels have been confirmed within the FCA, however the report does indicate that the finished floor level is at 145.87 mAOD. As the proposed site is within Flood Zone 2 of the Flood Map for Planning, it is located outside the 1% (1 in 100 year) event plus climate change allowance extent. Therefore we consider the proposed site is compliant with Figure 5 of TAN 15 (2025).

Tolerable Conditions

The FCA has undertaken a qualitative assessment to derive the extreme flood level by comparing the flood outlines within the Flood Map for Planning with Lidar data.

The FCA has derived a flood level during the 0.1% (1 in 1000 year) event plus climate change allowance of 145.00 mAOD. Based on the finished floor level of 145.87 mAOD, the building itself would remain flood free. However, we are unable to confirm whether the entire site (as defined by the red line boundary) would remain flood free as no ground levels for the site have been confirmed within the FCA. We are therefore unable to determine whether the whole site accords with Figure 6 of TAN 15.

It should be noted that TAN 15 (2025) state that tolerable thresholds apply to the whole site and not just the building. If your authority is minded to request this additional information, we would be happy to review again.

Proposed Access

The FCA indicates evacuation routes will be available along the normal access roads. The FCA indicates a maximum flood depth of 0.4m will be experienced along this route during the 0.1% (1 in 1000 year) plus climate change allowance, however no velocities have been provided. Should your authority be minded to request this information we would be happy to review again.

Flood Risk Elsewhere

The FCA indicates the proposal is a change of use and there will be no external changes to the building or ground levels, therefore, the proposal will not impact upon flooding elsewhere.

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,

Eleanor Sullivan

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.