

Ein cyf/Our Ref: CAS-294434-X8Q5
Eich cyf/Your Ref: P/25/0327

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

Dyddiad/Date: 16 December 2025

Annwyl Ms Owens/Dear Ms Owens

BWRIAD/PROPOSAL: CHANGE OF USE OF GROUND FLOOR AND BASEMENT FROM RETAIL USE TO OFFICES, NEW SHOPFRONT AND ALTERATIONS TO FENESTRATION IN REAR ELEVATION.

LLEOLIAD/LOCATION: 28 VICTORIA STREET, MERTHYR TYDFIL, CF47 8BW.

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 1 December 2025.

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

Flood Risk

The planning application proposes change of use of ground floor and basement from retail use to offices and associated works (less vulnerable development). The [Flood Map for Planning](#) (FMfP) identifies the application site to be at risk of flooding within Flood Zone 2 – Rivers.

The application proposes a change of use to a less vulnerable use as defined in Technical Advice Note 15: Development, flooding and coastal erosion (TAN15), dated 2025. As such we consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks and consequences. We would also expect the developer to take the opportunity to incorporate flood resilient design where feasible.

Guidance on resilient design can be found in Chapter 13 of TAN15 which references advice from Construction Industry Research and Information Association, including a Code of Practice and Guidance for Property Flood Resilience.

We provide advice on our website [Natural Resources Wales / Preparing for a flood](#) which may be useful for the developer or occupant of the proposal.

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

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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.