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

30/05/2023

Annwyl Syr/Madam / Dear Sir/Madam,

**BWRIAD / PROPOSAL: CHANGE OF USE OF THE FIRST AND SECOND FLOORS
FROM OFFICES AND STORAGE TO 5 SELF-CONTAINED FLATS AND STORAGE,
TOGETHER WITH ALTERATIONS TO THE ROOF AND OTHER ASSOCIATED
EXTERNAL ALTERATIONS**

LLEOLIAD / LOCATION: 126 HIGH STREET MERTHYR TYDFIL CF47 8BT

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the
above, which we received on 18th May 2023.

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

Flood Risk

Our Flood Risk Map confirms the application site lies entirely within Zone C2 of the
Development Advice Maps (DAM) as contained in Technical Advice Note (TAN) 15:
Development and Flood Risk (2004). The Flood Map for Planning identifies the application
site to be at risk of flooding and falls into Flood Zone 2 and 3 (Rivers).

Given the nature of the proposed development where highly vulnerable use is being
introduced above an area of flood risk and there is no change in the vulnerability at the
ground floor level, we consider the proposals could be acceptable, subject to the developer
being made aware of the potential flood risks and advised to install flood-proofing
measures as part of the development.

In areas at risk of flooding, we recommend that consideration be given to the incorporation of flood resistance/resilience measures into the design and construction of the development. These could include flood barriers on ground floor doors, windows and access points, implementation of suitable flood proofing measures to the internal fabric of the ground floor and locating electrical sockets/components at a higher level above possible flood levels.

We refer the applicant to our [website](#) for further advice and guidance is available. Additional guidance including the leaflet “Prepare your Property for flooding” can be found [here](#).

The developer can also access advice and information on protection from flooding from the ODPM publication ‘Preparing for Floods: Interim Guidance for Improving the Flood Resistance of Domestic and Small Business Properties’, can be found [here](#).

European Protected Species

We note from the ecological report titled ‘126 and 126a High Street, Merthyr Tydfil - Preliminary Roost Assessment March 2023’ that the building proposed for conversion was assessed as having low bat roosting potential, and therefore the report contains the following recommendation: *“Works should not commence until further surveys have been carried out... ..Current best practice guidelines (Collins, 2016) state that one dusk emergence or dawn re-entry survey should be undertaken on a building with low roost suitability. The survey should be undertaken from May to August and will be supplemented by use of night-vision aids. To ensure that potential bat access/roosting features are covered, the survey will require three surveyors to be present (See Plan 3: Proposed Surveyor Positions).”*

We advise that bat activity surveys as stipulated above is undertaken, and the results, along with mitigation/compensation proposals where appropriate, are submitted to the LPA prior to the determination of the application. All surveys should be carried out in accordance with ‘Bat Surveys; Good Practice Guidelines 3rd Edition’ published by the Bat Conservation Trust, 2016.

Please consult us again if the further surveys referred to above indicate that bats are present on site and you require further advice from us.

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,

Ryan Rees

Cynllunio Datblygu Cyngorydd / Development Planning Advisor

Cyfoeth Naturiol Cymru / Natural Resources Wales