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02/06/2020

Annwyl Syr/Madam / Dear Sir/Madam,

BWRIAD / PROPOSAL: CONSTRUCTION OF GRAVEL ACCESS TRACK WITH GRASS CENTRAL RESERVATION.

LLEOLIAD / LOCATION: LAND TO THE REAR OF YNYSYGORED COTTAGES, ABERFAN ROAD, ABERFAN, MERTHYR TYDFIL, CF48 4QD.

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 18 May 2020.

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

Flood Risk

Our Flood Risk Map, which is updated on a quarterly basis, confirms the application site lies entirely within Zone C1 of the Development Advice Map (DAM) as contained in TAN15 and within the 1% (1 in 100 year) and 0.1% (1 in 1000 year) annual probability fluvial flood outlines of the River Taff, a designated main river. Our records also show the site previously flooded during the December 1979 flood event.

Given the nature of the development (and in the absence of a flood consequences assessment) we consider the proposal 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.

We refer the Applicant to our [website](#) for further advice and guidance 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](#).

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

Paige Minahan

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales