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

ebost/email:
southeastplanning@cyfoethnaturiolcymru.gov.uk

12/11/2021

Annwyl Syr/Madam / Dear Sir/Madam,

BWRIAD / PROPOSAL: PROPOSED FRONT AND SIDE EXTENSIONS, REAR AND SIDE CANOPIES, PROVISION OF OUTDOOR SEATING AND ASSOCIATED WORKS.

LLEOLIAD / LOCATION: WEBSTER HOUSE, DYNEVOR STREET, GEORGETOWN, MERTHYR TYDFIL, CF48 1BA.

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 4 November 2021.

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

Flood Risk

The application site lies within Zone 2 of the Flood Map for Planning referred to in TAN15.

Given the scale and nature of the proposed development (and in the absence of a flood consequences assessment), 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 considering incorporating simple property-level 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.

There is a [free guide for households and businesses](#), produced by CIRIA (Construction Industry Research and Information Association), following their code of practice C790. It includes information on making your property more flood resilient. Further guidance is set out in Section 13 (Resilient design) of TAN15.

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

European Protected Species

We recommend you seek the advice of your in-house ecologist to determine if there is a reasonable likelihood of bats, a European Protected Species, being present within the application site. If so, in accordance with Technical Advice Note 5: Nature Conservation and Planning (paragraph 6.2.2) a bat survey may be required.

The survey 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 any survey undertaken finds that bats are present 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

Paige Minahan

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