

Free Pre App - 48 Commercial Street TAIBACH (Pre-app Free) - NRW Response NRW:01322608

From: SW Planning (swplanning@cyfoethnaturiolcymru.gov.uk)

To: stephencjones@ymail.com

Date: Tuesday, 30 March 2021, 15:22 BST

Dear Stephen,

We have considered your enquiry in relation to our Development Planning [Consultations Topics](#) document (September 2018). We advise that the following matters are relevant to your proposed development and suggest you consider these further prior to the submission of any planning application:

Flood Risk Management

Our Flood Risk Map confirms the application site lies entirely within C2 of the Development Advice Maps (DAM) as contained in TAN15.

Given the nature of the proposed development (change of use from a salon to a cafe with no extensions or alterations) we consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks. We would not request a FCA for this proposal.

You can 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', here; [Preparing for floods: interim guidance for improving the flood resistance of domestic and small business properties \(publishing.service.gov.uk\)](https://publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/531111/preparing-for-floods-interim-guidance-for-improving-the-flood-resistance-of-domestic-and-small-business-properties.pdf).

We trust these comments will prove helpful but they should not set a precedent for any future Natural Resources Wales' response to any formal application for planning permission or other legal consent. Such applications shall be assessed on the information submitted and regulations of relevance at that time. The details contained in this e-mail are based on the information available to date.

Kind Regards
Ashley Bosomworth

Tim Cynllunio Datblygu / Development Planning Team
Cyfoeth Naturiol Cymru / Natural Resources Wales

www.cyfoethnaturiolcymru.gov.uk / www.naturalresourceswales.gov.uk

Yn falch o arwain y ffordd at ddyfodol gwell i Gymru trwy reoli'r amgylchedd ac adnoddau naturiol yn gynaliadwy / Proud to be leading the way to a better future for Wales by managing the environment and natural resources sustainably.

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.