

Dear Bryn,

Our advice on this application is based on the current guidance outlined within TAN15 (2004). The updated TAN15 and Flood Map for Planning will come into force on 1 December 2021, and will be made available from 28 September 2021. Please note that the new Flood Map for Planning will show areas expected to become at risk of flooding with climate change. This is a change from the current development advice map, which only indicates which areas are at risk from flooding in the present day; therefore, the application site may still be at risk of flooding. Taking the above into consideration, our previous comments dated 17th August 2021 (our ref: CAS-161410-Q3B0) currently remain valid.

The attached document may assist you in understanding the impending changes to TAN15.

Kind Regards
Ruth Prichard

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

Ffôn / Tel: 03000 653787
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.