Elis Roberts

From: planning_admin
Sent: 27 September 2024 14:44
To: Elis Roberts
Subject: FW: P/2024/1373 - DDOL HIR, GLYN CEIRIOG, LLANGOLLEN, LL20 7NP (Minor) NRW:00969008
Attachments: Consultation Letter TACP 1990.docx

From: North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>
Sent: 27 September 2024 14:41
To: planning_admin <planning_admin@wrexham.gov.uk>; Jenni Perkins <Jenni.Perkins@wrexham.gov.uk>
Subject: P/2024/1373 - DDOL HIR, GLYN CEIRIOG, LLANGOLLEN, LL20 7NP (Minor) NRW:00969008

Dear Jenni Perkins,

Thank you for consulting Natural Resources Wales on the above application, which we received on 26th September 2024.

Please be aware that flood risk is not the only matter we are considering in connection with this application. As such, please regard this email as an interim response to your consultation only. We will provide a full response to the application in due course.

From an initial review of the application, it is evident that the planning application proposes highly vulnerable development (5 glamping pods, access and parking area). Our Flood Risk Map confirms the site to be within Zone C2 of the Development Advice Map (DAM) contained in TAN15 and the FMfP identifies the application site to be at risk of flooding and falls into Flood Zone 2/3 Rivers.

We refer you to Section 6 of TAN15 and the Chief Planning Officer letter from Welsh Government, dated 9 January 2014, which affirms that highly vulnerable development and emergency services should not be permitted in Zone C2 (paragraph 6.2 of TAN15). The justification tests in paragraph 6.2 of TAN15 do not apply to highly vulnerable development or emergency services in Zone C2.

In the first instance, your Authority should make a planning policy decision on the application. Therefore, unless we receive written confirmation from your Authority that you believe there are overriding reasons to consider granting planning permission, despite the site's location within Zone C2, we do not intend to review the submitted flood consequences assessment (FCA) and we would advise that your Authority should refuse the planning application on planning policy grounds.

Please could you therefore notify us at the earliest opportunity, if you believe there are overriding reasons to consider granting permission and afford us additional reasonable time to review any FCA, if requested.

I trust this advice is clear but should you have any queries, please contact us. Otherwise, we will provide a substantive response within our normal standard of service.

Kind regards,

Gareth Thomas
Development Planning Adviser
Natural Resources Wales

---------- Original Message ----------
From: Philip forster <planning@wrexham.gov.uk>;
Received: Thu Sep 26 2024 14:55:26 GMT+0100 (British Summer Time)
To: North planning <northplanning@cyfoethnaturiolcymru.gov.uk>; North Planning Mailbox Queue <northplanning@cyfoethnaturiolcymru.gov.uk>; North Planning <northplanning@cyfoethnaturiolcymru.gov.uk>;
Subject: Planning Consultation - P/2024/1373

Rhybudd: Deilliodd yr e-bost hwn o'r tu allan i'r sefydliad. Peidiwch â chlicio dolenni, atodiadau agored nac sganio codau QR oni bai eich bod yn cydnabod yr anfonwr ac yn gwybod bod y cynnwys yn ddiogel.

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Dear Sir/Madam

Please find attached a consultation letter in respect of the below application.

Reference: P/2024/1373
Proposal :NEWID DEFNYDD TIR I DDOSBARTH D2 (YMGYNNULL A HAMDDEN) I OSOD 2 POD GLAMPIO, 2 SAWNA, DECIN, LLWYBRAU TROED, MAN PARCIO, STORFA FEICS, STORFA SBWRIEL A CHWT GWASANAETH/CHANGE OF USE OF LAND TO CLASS D2 (ASSEMBLY AND LEISURE) TO INSTALL 5 GLAMPING PODS, 2 SAUNAS, DECKING, FOOTPATHS, PARKING AREA, BICYCLE STORAGE, REFUSE STORAGE AND A SERVICE HUT
Location: DDOL HIR, GLYN CEIRIOG, LLANGOLLEN, LL20 7NP

Regards

Planning Business Support Team

