Elis Roberts

From: planning_admin
Sent: 01 October 2024 10:24
To: Elis Roberts
Subject: FW: P/2024/1373 - DDOL HIR, GLYN CEIRIOG, LLANGOLLEN, LL20 7NP (Minor) NRW:00969008

From: Jenni Perkins <Jenni.Perkins@wrexham.gov.uk>
Sent: 01 October 2024 10:22
To: planning_admin <planning_admin@wrexham.gov.uk>
Subject: FW: P/2024/1373 - DDOL HIR, GLYN CEIRIOG, LLANGOLLEN, LL20 7NP (Minor) NRW:00969008

Hello,

Please log the below NRW response.

Thank you,

Jenni

From: North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>
Sent: 01 October 2024 10:18
To: Jenni Perkins <Jenni.Perkins@wrexham.gov.uk>
Subject: RE: P/2024/1373 - DDOL HIR, GLYN CEIRIOG, LLANGOLLEN, LL20 7NP (Minor) NRW:00969008

Dear Jenni,

Thank you for your email.

The main internal access road crosses over the River Ceiriog, with a large section of the internal access road, and the parking area within zone C2. These elements are ancillary to the proposed development.

We therefore request your Authority provide over-riding reasons to consider granting planning permission, contrary to paragraph 6.2 of TAN15.

Please be aware that flood risk is not the only matter we are considering in connection with this application.

Kind regards,

Gareth

---------- Original Message ----------
From: Jenni Perkins <jenni.perkins@wrexham.gov.uk>;
Received: Mon Sep 30 2024 15:58:50 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: RE: P/2024/1373 - DDOL HIR, GLYN CEIRIOG, LLANGOLLEN, LL20 7NP (Minor) NRW:00969008

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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Good afternoon,

Thank you for your email.

The applicant argues that only the access falls within the C2 zone and the accommodation itself would be outside. Would you possibly be able to provide an opinion on that please?

Thank you

Jenni Perkins
Uwch Swyddog Cynllunio / Senior Planning Officer
Economi a Chynllunio / Economy and Planning
Cyngor Bwrdeistref Sirol Wrecsam / Wrexham County Borough Council

01978 298776
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facebook.com/cyngorwrecsam facebook.com/wrexhamcouncil

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

Economi a Chynllunio/Economy and Planning

01978 298994
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twitter.com/cbswrecsam | twitter.com/wrexhamcbc

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wrecsam.gov.uk. Arbedwch bapur - meddyliwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y'i cyfeirir atynt yn unig. Am yr amodau llawn ynglŷn â chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wrecsam.gov.uk/top_navigation/disclaimersw.htm

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

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