Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our Ref: CAS-265564-N9N4
Eich cyf/Your Ref: P/2024/1410

Wrexham County Borough Council,
The Guildhall,
Wrexham,
LL11 1AY

Dyddiad/Date: 21 October 2024

Annwyl Syr/Madam / Dear Sir/Madam,

BWRIAD/PROPOSAL: FORMATION OF VEHICULAR ACCESS (HARWOODS LANE) AND RELOCATION OF SURFACE WATER PUMP STATION (PREVIOUSLY APPROVED UNDER PLANNING PERMISSION P/2021/0110)

LLEOLIAD/LOCATION: LAND TO THE SOUTH OF ROSSETT ROAD AND NORTH OF HARWOOD'S LANE, ROSSETT, WREXHAM, LL12 0HB

Thank you for consulting Cyfoeth Naturiol Cymru (CNC) / Natural Resources Wales (NRW) about the above, which we received on 01/10/2024.

We have concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek further information from the applicant regarding flood risk. If this information is not provided, we would object to this planning application. Further details are provided below.

Flood Risk

We understand that the proposal is to reorientate the surface water pump station previously approved under planning permission P/2021/0110, to enable a new access off Harwood's Lane.

The application site is within Zone A of the Development Advice Map (DAM) contained in TAN15 (2004). However, our Flood Map for Planning (FMfP) identifies the application site to be at risk of flooding and falls within Flood Zone 2 (Rivers). We also note a Recorded Flood Extent (2000) along Harwood's Lane, which lies within Zone C2 of the Development Advice Map (DAM), and are aware of recent flooding along this route.

We therefore advise that the proposed new access route along Harwood's Lane may be affected during flood events and flood water depths entering the site may cause operational problems. We note the response from the Lead Local Flood Authority (dated 10/10/2024) regarding this matter and concur with their recommendations. We therefore advise that the information requested by the LLFA should be submitted to their satisfaction prior to planning permission being granted.

The Lead Local Flood Authority is also the appropriate body to provide advice on existing surface water flood risk and the management of surface water drainage from new development.

As it is for your Authority to determine whether the risks and consequences of flooding can be managed in accordance with TAN15, we recommend you consider consulting other professional advisors on matters such as emergency plans, procedures and measures to address structural damage that may result from flooding. Please note, we do not normally comment on or grant the adequacy of flood emergency response plans and procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement during a flood emergency would be limited to delivering flood warnings to occupants/users.

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,

Pauline Gallagher Brown
Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning

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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.