

Ein cyf/Our ref: CAS-237093-L7Q9
Eich cyf/Your ref: P/2023/0581

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 27 September 2023

Annwyl Syr/Madam/Dear Sir/Madam,

PROPOSAL: change of use from D2 (gym) to B1, B2 and B8 (plumbers merchants).

LOCATION: Mb Fitness, Unit 1, Felin Puleston, Wrexham, LL13 7RF

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 13 September 2023.

We have no objection to the proposed development as submitted and provide the following advice.

Flood Risk

This application proposes a change of use of a building from a gym to a plumbers merchants, both of which are considered less vulnerable development (LVD). The Flood Map for Planning identifies the application site to be at risk of flooding and falls into Flood Zone 2 Rivers.

Given the nature of the proposed development (LVD to LVD, and in the absence of a flood consequences assessment) we consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks and advised to install flood-proofing measures as part of the development.

In areas at risk of flooding, we recommend that consideration be given to the incorporation of flood resistance/resilience measures into the design and construction of the development. These could include flood barriers on ground floor doors, windows and access points, implementation of suitable flood proofing measures to the internal fabric of the ground floor and locating electrical sockets/components at a higher level above possible flood levels.

In coming to your decision your Authority should be satisfied that the proposal is acceptable in terms of flood risk, particularly with regard to access and egress considerations; and for emergency planning purposes. To aid your decision making, you may ask the applicant to submit an FCA. The applicant may also decide to undertake a FCA for their own benefit, for

example, awareness raising, inform an evacuation plan, provision of flood resistance and/or resilience measures.

We refer the applicant to our [website](#) for further advice and guidance is available. Additional guidance including the leaflet “Prepare your Property for flooding” can be found [here](#).

The developer can also 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’, can be found [here](#).

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

Rhys Jones

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning
Cyfoeth Naturiol Cymru/Natural Resources Wales

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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.