From: Jenni Perkins
To: planning_admin
Subject: FW: P/2023/0797 PLANNING APPLICATION RE CONSULTATION - ADDITIONAL INFORMATION NRW:07143263
Date: 21 February 2024 12:48:12
Attachments: image.png
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image003.png
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image007.png
image001.png
14376078.pdf

Hello,

Please log in civica.

Thank you

From: North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>
Sent: 21 February 2024 12:30
To: Jenni Perkins <Jenni.Perkins@wrexham.gov.uk>
Subject: FW: P/2023/0797 PLANNING APPLICATION RE CONSULTATION - ADDITIONAL INFORMATION NRW:07143263

Dear Jenni,

PROPOSAL: Siting of static caravan for carer

LOCATION: Penley Mill House, Lion Lane, Penley, Wrexham, LL13 0LY

Thank you for consulting Natural Resources Wales with additional information about the above, which we received on 14 February 2024.

As mentioned in our earlier response, the planning application proposes highly vulnerable development (residential). Our Flood Risk Map confirms the site to be partially within Zone C2 of the Development Advice Map (DAM) contained in TAN15 and the Flood Map for Planning (FMfP) identifies the application site to be at risk of flooding and falls entirely into Flood Zone 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.

We acknowledge receipt of the Flood Statement dated 13 February 2024. However, 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 would advise that your Authority should refuse the planning application on planning policy grounds.

The decision as to whether a development should be considered contrary to TAN15 policy is entirely a matter for your Authority. However, if you provide overriding reasons and require our advice, we advise you there is no flood consequences assessment (FCA) supporting the planning application and this will be required to assess compliance with test iv (in paragraph 6.2). We will then provide you with technical advice on the acceptability of flooding consequences in accordance with Appendix 1 of TAN15.

We look forward to hearing from you before providing our formal response.

Kind regards,

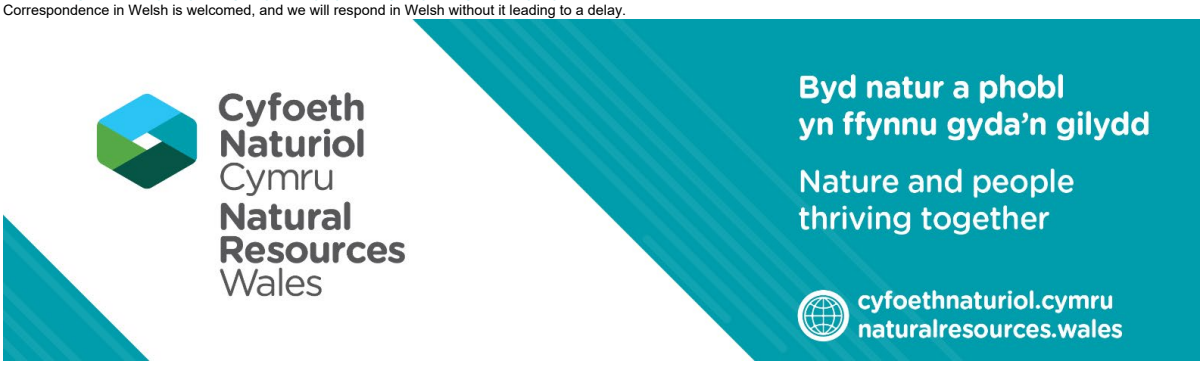
Tristan

Tristan Williams
Cynghorydd Cynllunio Datblygu / Development Planning Advisor

Rhif ffôn / Phone number: 03000 65 4114

Cymraeg

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.



---------- Original Message ----------
From: Ellie Jones <ellie.jones@wrexham.gov.uk>;
Received: Wed Feb 14 2024 09:00:01 GMT+0000 (Greenwich Mean Time)
To: North planning <northplanning@cyfoethnaturiolcymru.gov.uk>; North Planning Mailbox Queue <northplanning@cyfoethnaturiolcymru.gov.uk>; North Planning <northplanning@cyfoethnaturiolcymru.gov.uk>;
Subject: P/2023/0797 PLANNING APPLICATION RE CONSULTATION - ADDITIONAL INFORMATION

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.

Caution: This email originated from outside of the organisation. Do not click links, open attachments or scan QR Codes unless you recognise the sender and know the content is safe.

Kind Regards

Ellie Jones
Cynorthwywr Cefnogaeth Busnes / Business Support Assistant
Economi a Chynllunio/Economy and Planning

Phone Number 01978 298740
Cyngor Bwrdeistref Sirol Wrecsam, Stryt y Lampint, Wrecsam LL11 1AR
Wrexham County Borough Council, Lambpit Street, Wrexham LL11 1AR
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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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