

FAO Matthew Phillips

03/09/2018

Annwyl/Dear Matthew,

TOWN AND COUNTRY PLANNING ACT 1990

DEDDF CYNLLUNIO GWLAD A THREF 1990

BWRIAD / PROPOSAL: Outline planning permission for residential development

LLEOLIAD / LOCATION: Land South of Pinecroft, Afoneitha Road, Penycae -

Thank you for consulting Natural Resources Wales (NRW) about the above, which was received on 15/08/2018.

Floodrisk

We write in response to the flood consequence assessment (FCA) produced by Weetwood dated August 2018 Final Report v1.0 reference 4222/FCA/v1.0/2018-08-06 which has been submitted in support of the application for an outline development of less than 10 houses, Land south of Pinecroft, Afoneitha.

In our earlier response dated 10th May we confirmed from our observations on site and available mapping, that the location of the amended site outline was outside of the Development Advice Map (DAM) C2 area. We also advised earlier modelling studies are unlikely to be suitable for an FCA. The requirement for an FCA for this development should be assessed against its location in Zone B and advice in TAN 15, the provision of existing and proposed site levels and any information gained from Wrexham Lead Local Flood Authority (LLFA) on local flood risks.

We would suggest the application includes a site plan and details within the FCA confirming its location within Zone B/adjacent to C2. The existing site levels of 159.90-161.50 metres Above Ordnance Datum (m AOD) and the proposed site levels with the bank levels (not bed levels) of Afoneitha should be confirmed on a site plan. The existing and proposed levels may be the same if no further level changes are proposed. The FCA should also include clear photographs on the existing site and any information available on local flood risks.

It is clear the site levels are significantly higher than the Afoneitha but the details provided in the application and FCA do not clarify these issues or the advice previously provided.

Once clarified these details will need to be considered against TAN 15 and secured by planning conditions.

It will be Wrexham LLFA role to advise on any local flood risks within the site, including overland flows, surface water management within the FCA and separate ordinary watercourse consent requirements.

Please do not hesitate to contact us if you require further information or clarification on any of the above.

Our comments above only relate specifically to matters that are included on our checklist “Natural Resources Wales and Planning Consultations” (March 2015) which is published on our website: (<https://naturalresources.wales/planning-and-development/planning-and-development/?lang=en>). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance. The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

Yn gywir / Yours sincerely,

Daniel Davies

Daniel Davies

Cynghorydd Cynllunio Datblygu / Development Planning Advisor

Cyfoeth Naturiol Cymru / Natural Resources Wales