

Sarah Hill

From: North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>
Sent: 21 September 2022 14:58
To: Sarah Hill
Subject: RE: FAO Rhys Jones CAS-193819-N8D7 NRW:07741941
Attachments: Y HEN FANC NEW ROAD GLYN CEIRIOG LLANGOLLEN (minor)V2.pdf

Hi Sara

Yes, we still have concerns, and our opinion has not changed since our letter dated 13/09/2022 (CAS-197998-K3W0)- attached for convenience.

In the letter we say:

"We continue to have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome by attaching the following condition to any planning permission granted:
Condition 1: Flood risk."

Hope this helps

Kind regards
Rhys

Rhys Jones

Tîm Cynllunio Datblygu / Development Planning Team
Cyfoeth Naturiol Cymru / Natural Resources Wales
Ffôn / Tel: 03000 653002

www.cyfoethnaturiolcymru.gov.uk / www.naturalresourceswales.gov.uk

Yn falch o arwain y ffordd at ddyfodol gwell i Gymru trwy reoli'r amgylchedd ac adnoddau naturiol yn gynaliadwy / Proud to be leading the way to a better future for Wales by managing the environment and natural resources sustainably.

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: Sarah Hill <sarah.hill@wrexham.gov.uk>;
Received: Wed Sep 21 2022 14:40:46 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: FAO Rhys Jones CAS-193819-N8D7 NRW:07741941

Hi Rhys,

Thanks for coming back to me on this one. Can I take it that NRW no longer have concerns with this proposal now?

Thanks

Sarah.

Sarah Hill

Swyddog Cynllunio/Planning Officer
Cynllunio a Rheoleiddio/Planning and Regulatory

Oriau gwaith/Working hours:

Dydd Llun a dydd Mercher/Monday and Wednesday: 08:45am to 15:15pm
Dydd Mawrth a dydd Lau/Tuesday and Thursday: 08:45am to 2:30pm



01978 298776

Cyngor Bwrdeistref Sirol Wrecsam, Neuadd y Dref, Wrecsam, LL11 1AY

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

wrexham.gov.uk | wrecsam.gov.uk

twitter.com/wrexhamcbc | twitter.com/cbswrecsam

facebook.com/wrexhamcouncil | facebook.com/cyngorwrecsam

DYRCHAFWN 'DA'N GILYDD

CAIS DINAS DIWYLLIANT Y DU 2025

WRECSAM

UK CITY OF CULTURE BID 2025

WE RISE TOGETHER

From: North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>

Sent: 21 September 2022 14:05

To: Sarah Hill <Sarah.Hill@wrexham.gov.uk>

Subject: RE: FAO Rhys Jones CAS-193819-N8D7 NRW:07741941

Hi Sarah

When we originally responded to this consultation, we asked for overriding reasons as we understood it to be a new HVD in C2. You then confirmed that the building already had a residential use on the first floor, and we therefore agreed to review the FCA.

We agree that it's not the best, however we believe it does address that increase in flood risk from using the ground floor for residential use by the commitment to set finished floor levels and all ingress points to be at least 300mm above the highest adjacent street level.

I hope this clarifies our view, but if you would like to discuss further, I would be happy to have a phone or TEAMS chat about it of course.

Kind regards,

Rhys

----- Original Message -----

From: Sarah Hill <sarah.hill@wrexham.gov.uk>;

Received: Fri Sep 16 2022 07:21:51 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: FAO Rhys Jones CAS-193819-N8D7

Hi Rhys,

I write with regard to planning application P/2022/0621 at Yr Hen Fanc.

My manager has asked me to contact you to ask your opinion on whether this application increases risk of flooding. Although the FAC is very poor, it is noted that a residential use already exists on the site on the first floor, therefore already at risk of flooding. The application intends for the whole premises to become one residential unit but at present it is a shop/workshop on the ground floor with first floor apartment above.

I would be grateful for your opinion as soon as possible.

Many thanks

Sarah.

Sarah Hill

Swyddog Cynllunio/Planning Officer

Cynllunio a Rheoleiddio/Planning and Regulatory

Oriau gwaith/Working hours:

Dydd Llun a dydd Mercher/Monday and Wednesday: 08:45am to 15:15pm

Dydd Mawrth a dydd Lau/Tuesday and Thursday: 08:45am to 2:30pm



☎ 01978 298776



Cyngor Bwrdeistref Sirol Wreccsam, Neuadd y Dref, Wreccsam, LL11 1AY



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



wrexham.gov.uk | wreccsam.gov.uk



twitter.com/wrexhamcbc | twitter.com/cbswreccsam



facebook.com/wrexhamcouncil | facebook.com/cyngorwreccsam

DYRCHAFWN 'DA'N GILYDD

CAIS DINAS DIWYLLIANT Y DU 2025

WRECSAM

UK CITY OF CULTURE BID 2025

WE RISE TOGETHER

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.wreccsam.gov.uk. Arbedwch bapur - meddylwch 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 ? chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wreccsam.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!

This e-mail message and any attachments are intended solely for the individual or organisation to whom it is addressed. For full conditions in relation to content and use of this e-mail message and any attachments, please refer to www.wrexham.gov.uk/top_navigation/disclaimers.htm

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.wreccsam.gov.uk. Arbedwch bapur - meddylwch 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 ? chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wreccsam.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!

This e-mail message and any attachments are intended solely for the individual or organisation to whom it is addressed. For full conditions in relation to content and use of this e-mail message and any attachments, please refer to www.wrexham.gov.uk/top_navigation/disclaimers.htm