



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-202793-C0P5
Eich cyf/Your ref: P/2022/0832

Maes Y Ffynnon,
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11/11/2022

Dear Sir/Madam,

PROPOSAL: FIRST FLOOR SIDE AND REAR EXTENSIONS INCLUDING PROVISION OF BALCONY AND SINGLE STOREY SIDE EXTENSION

LOCATION: MINAFON, MAYBURY AVENUE, GLYN CEIRIOG, LLANGOLLEN, WREXHAM, LL20 7EY

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales with additional information about the above, which we received on 07/11/2022.

We continue to 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.

We also advise that based on the information submitted to date, a condition regarding protected sites should be attached to any planning permission granted. Without the inclusion of this condition, we would object to this planning application.

Flood Risk

Our Flood Risk Map confirms the site to be 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 into Flood Zone 3 (Rivers).

Please note that we do not normally comment on flood risk associated with householder applications for residential extensions. However, we note that this application has the potential to affect the adjacent culverted/open channel section of the main river Llyfar y Nant which discharges to the main river Afon Ceiriog within the boundary of the existing property.

We acknowledge the extension to the hardstanding area to accommodate parking which appears to extend over a tributary of the adjacent main river. Clarification should be provided as to whether the proposed parking area would require an extension of the culverted section of river; we would be likely to raise concerns if the proposal was for the convenience of parking rather than structural reasons.

Otherwise, our previous comments remain valid (included below for ease of reference).

We acknowledge that the extent of the northern elevation would not be altered by this proposal, however, improved foundations may affect NRW interests. We therefore advise that the following further information should be provided with the application:

- details of how the proposals would be constructed;
- details of any work required below ground and how that could affect the culvert; and
- the alignment of the culvert and whether this is likely to be affected by the proposals.

It would be helpful if photographs could also be provided in order to inform our further assessment of the case.

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.

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

The applicant 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’, [here](#).

Flood Risk Activity Permit

Please advise the Applicant that the Environmental Permitting Regulations (2016) require them to obtain a bespoke Flood Risk Activity Permit for any works or structures located in, under, over or within 8 metres of the bank top of the rivers Llyfar y Nant and Ceiriog, which are designated “main rivers”. Further advice and guidance is available on our website at:

<http://www.naturalresources.wales/permits-and-permissions/flood-risk-activities/flood-risk-activity-permits-information/?lang=en>

Protected Sites

Special Area of Conservation (SAC)

River Dee and Bala Lake SAC

- Pollution Prevention / Otter

From the information provided, NRW consider that the proposals may affect the River Dee and Bala Lake SAC. The application is located adjacent to the SAC.

NRW have identified potential impact pathways to features of this site:

1. Pollution
2. Disturbance to Otter

The above pathways may not result in an adverse effect if the following measures are adhered to/ implemented:

1. Developer adheres to pollution prevention guidelines
2. A condition including full details of external lighting to be submitted to and agreed in writing by the Local Planning Authority (see below).

We advise that the following condition be included within any planning permission for the proposals.

Condition: Prior to its installation, full details of external lighting shall be submitted to and agreed in writing by the Local Planning Authority. The Lighting Plan should include:

- Details of the siting and type of external lighting to be used
- Drawings setting out light spillage in key sensitive areas
- Details of lighting to be used both during construction and/or operation

The lighting shall be installed and retained as approved during operation.

Justification: A lighting plan should be submitted to ensure lighting details are agreed prior to installation and to reduce the impacts of lighting in the interest of protected species, habitats, and commuting corridors.

- Phosphorus sensitive river Special Areas of Conservation

We note the application site is within the catchment of the River Dee and Bala Lake SAC. As you are aware, on the 21st January 2021, we published an evidence package outlining phosphorus levels for all river SACs across Wales.

In line with our [Planning Advice](#) (July 2022), under the Habitats Regulations, Planning Authorities must consider the phosphorus impact of proposed developments on water quality within SAC river catchments. We therefore advise you to consider whether the proposals, as submitted, would increase the volume of foul discharge from the site in planning terms.

We note the application, as submitted, proposes an extension to a dwelling house comprising a single household. We refer you to our Planning Advice and the section titled 'What does this mean for domestic extensions?'

Ultimately it is a matter of judgment for you, as Competent Authority, to satisfy yourselves that the proposed development will not result in a significant effect on the SAC. Therefore, should your Authority conclude that the proposal is likely to have a significant effect on the River Dee and Bala Lake SAC, please consult us on your Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

Site of Special Scientific Interest (SSSI)

NRW consider the proposals have the potential to impact upon the River Dee SSSI. Providing the impact pathways referenced above for the SAC are adequately addressed, NRW consider the features of the SSSI will also be adequately safeguarded.

Protected Species

We note that there is no information about protected species with the application and, therefore, are assuming that your Authority has screened the application and concluded that there is not a reasonable likelihood of protected species being present.

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.

Yours faithfully,

Tristan Williams

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