



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-190395-Y3P0
Eich cyf/Your ref: P/2022 /0457
Maes Y Ffynnon,
Penrhosgarnedd,
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LL572DW

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Wrexham,
LL11 1AY

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09/06/2022

Annwyl Syr/Madam / Dear Sir/Madam,

**BWRIAD / PROPOSAL: ADEILADU LLETY MEWN RHANDY / ERECTION OF ANNEXE
ACCOMMODATION
LLEOLIAD / LOCATION: 45 FOXWOOD DRIVE, WREXHAM**

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 31/05/2022.

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

Flood Risk

Our Flood Risk Map confirms the application site lies entirely within Zone C2 of the Development Advice Maps (DAM) as contained in TAN15 and the FMfP identifies the application site to be at risk of flooding and falls into Flood Zone 2 and 3 Rivers.

Given the nature of the proposed development, a granny annexe to be built in the garden of the property, we recommend that the Applicant undertakes a Flood Consequence Assessment (FCA) for their own benefit, to investigate options for incorporating flood resistance and/or resilience measures into the design and to develop a flood plan for the occupants.

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 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](#)

Protected Sites and Foul Drainage

In line with our [Planning Position Statement](#), any proposed development that might increase the amount of phosphate (or phosphorus) within a river SAC catchment should be screened through a Habitats Regulations Assessment (HRA), to determine whether it is likely to have a significant effect on the SAC. We therefore advise you to consider whether the proposals, as submitted, would increase the volume of foul discharge in planning terms.

We note the application, as submitted, proposes a granny annexe. We do not consider that a potential change in the number of inhabitants of the property should in itself justify the triggering of likely significant effects on a European Site, unless there is a material change of use connected to or arising from the change in occupancy, or if the use resulting from the change in occupancy cannot be said to be incidental to the enjoyment of the dwelling house - this will be a planning judgment for your authority to make. You may wish to consider whether this development proposal would result in the creation of independent living accommodation, a separate planning unit and/or whether the use can no longer said to be ancillary to the main residence. Ultimately, it is a matter 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 Llyn Tegid SAC, please consult us on your appropriate assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

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