



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-163635-X9F6
Eich cyf/Your ref: P/2021/0766

Maes Y Ffynnon,
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01/09/2021

Annwyl Syr/Madam / Dear Sir/Madam,

PROPOSAL: OUTLINE APPLICATION FOR CHANGE OF USE OF A GROUND FLOOR SHOP (CLASS A1) INCLUDING THE GROUND FLOOR OF ASSOCIATED DWELLING AND REAR GARDEN (CLASS C3) TO A RESTAURANT/COFFEE/SHOP/TAKEAWAY (CLASS A3).

LOCATION: THE OLD POST OFFICE, STATION ROAD, ROSSETT, WREXHAM, LL12 0HE

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 16/08/2021.

We 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 protected sites and foul drainage. 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 flood risk should be attached to any planning permission granted. Without the inclusion of this condition we would object to this planning application.

Protected Sites and Foul Drainage

We note the application site is within the catchment of the River Dee and Bala Lake Special Area of Conservation (SAC). As you are aware, on the 21st January 2021, we published an evidence package outlining phosphorus levels for all river SACs across Wales. As part of this package, we issued a [Planning Position Statement](#), in which we advised that any proposed development that might increase the amount of phosphate (or phosphorus) within a river SAC catchment could lead to damaging effects to the SAC. Therefore such proposals should be screened through a Habitats Regulations Assessment (HRA), to determine

whether they are likely to have a significant effect on the SAC. We have also issued [Planning Advice](#) (May 2021) which gives specific advice in respect of foul drainage arrangements for new developments.

We note from the information submitted that the development has the potential to increase the amount of phosphorus being discharged from the site. As such, we refer you to our [Planning Advice](#) and advise you to seek further information from the applicant. We note that information has already been submitted in respect of connecting to main sewer. However, we advise you to seek further information as identified in the bullet point list given in the section titled 'What does this mean for development proposals involving connection to public wastewater treatment works' of that advice.

Provided this advice is followed and you are able to conclude that the development is not likely to have a significant effect on the SAC, we would have no objection to the proposal. However, should you conclude that the proposed development is likely to have a significant effect on the SAC, please consult us on your Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

Flood Risk

Although the site is located in Zone C1, the proposed development reduces the "vulnerability" class of the ground floor of the building partly from residential (highly vulnerable) to commercial development. This provides flood risk betterment compared to current situation.

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 ([Natural Resources Wales / How to prepare your home, business or farm for a flood](#)) for further advice and guidance 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](#)

We note the presence of an NRW maintained flood defences at the rear of the property. The proposed plans don't show any development encroaching onto the defence, however we advise that a suitably worded condition should be imposed to ensure that no new structures are built/installed within 4 metres of the wall.

Condition: Flood risk - No new structures should be built/installed within 4 metres of the River Alyn flood defence located to the rear of the property.

Flood Risk Activity Permit (FRAP)

The River Alyn (main river), and its flood defences, run to the rear of the property. Please advise the applicant that any works in, under, over the river or within 8 metres of the landward toe of the flood defence will require approval from Natural Resources Wales under the Environmental Permitting Regulations, England and Wales (2016). Further information and guidance is available on our website at:

[Natural Resources Wales / Environmental permits for flood risk activities](#)

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.

Advice for the Developer

Works near Watercourse / Construction or Demolition sites

Due to the proximity of the site to watercourses, all works at the site must be carried out in accordance with GPP5 and PPG6: 'Works in, near or over watercourses' and 'Working at construction and demolition sites' which are available on the following website: <http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>

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