



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-177261-T2N7
Eich cyf/Your ref: P/2021/1170

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19/01/2022

Annwyl Syr/Madam / Dear Sir/Madam,

BWRIAD / PROPOSAL: DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING WITH ASSOCIATED SINGLE GARAGE

LLEOLIAD / LOCATION: WYNONA, STATION ROAD, ROSSETT, WREXHAM

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 09/12/2021

We 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: Flood Risk

We also advise that based on the information submitted to date, the document identified below should be included in the approved plans and documents condition on the decision notice.

- **Wynona, Station Road, Rossett. Flood Consequences Assessment. Weetwood. 20/11/2021**

Without the inclusion of this condition and document we would object to this planning application.

Flood Risk

The planning application proposes highly vulnerable development (the erection of replacement dwelling with associated single garage). Our Flood Risk Map confirms the site to be partially within Zone C2 of the Development Advice Map (DAM) contained in TAN15 and the Flood Map for Planning also identifies the application site to be at risk of flooding and falls partially into **Flood Zone 2 and 3 (Rivers)**.

We refer you to Section 6 of TAN15 and the Chief Planning Officer [letter](#) from Welsh Government, dated 9 January 2014, which affirms that highly vulnerable development should not be permitted in Zone C2 (paragraph 6.2 of TAN15). The justification tests in paragraph 6.2 do not apply to highly vulnerable development in Zone C2.

Notwithstanding this policy position, we acknowledge that a HVD use already exists at the site and have therefore reviewed the FCA submitted in support of the application, to provide you with technical advice on the acceptability of flooding consequences in accordance with Appendix 1 of TAN15.

The Flood Consequences Assessment (FCA) (Wynona, Station Road, Rossett. Flood Consequences Assessment. Weetwood. 20/11/2021) shows that the risks and consequences could be managed to an acceptable level, provided planning conditions are attached to any permission granted; please see below for further details.

We advise that the primary flood risk constraint relates to the existing high ground not being altered as a result of the proposals; this is because the adjacent flood defence wall (Roseacre) ties into this high ground, so any groundworks with party boundaries could compromise the standard of defence currently afforded.

The FCA discusses flood storage compensation by lowering amenity ground levels by 190mm. Given the small quantity of potentially lost flood storage, flood storage compensation is not considered proportionate in this instance. We advise that maintaining the integrity of the flood defence scheme is more relevant.

We therefore advise that the following condition is attached to any permission granted for this application.

Condition 1: There should be no groundworks within the blue hatched area of drawing number H125/005 unless agreed by the Local Planning Authority in consultation with Natural Resources Wales.

Reason: To safeguard the integrity and standard of protection afforded by the adjacent, NRW maintained flood defence.

We are satisfied with the following mitigation measures recommended in the FCA, and advise that the document should be included in the approved plans and documents condition on the decision notice:

- Finished floor levels to be set at a minimum of 17.13m AOD and be at least 0.15m above adjacent ground levels.
- The proposed finished floor level of the new dwelling should also be set no lower than the finished floor level of the existing bungalow.
- Flood resilient construction to be applied to the proposed garage where feasible up to a level of 17.13m AOD.

As it is for your Authority to determine whether the risks and consequences of flooding can be managed in accordance with TAN15, we recommend you consider consulting other

professional advisors on matters such as emergency plans, procedures and measures to address structural damage that may result from flooding. Please note, we do not normally comment on or grant the adequacy of flood emergency response plans and procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement during a flood emergency would be limited to delivering flood warnings to occupants/users.

Any work within 8 metres of the adjacent River Alyn (main river) may require a Flood Risk Activity Permit under the terms of the Environmental Permitting Regulations. Please see: [Natural Resources Wales / Flood risk activity permits](#) .

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.

However, the application as submitted is unlikely to increase the amount of phosphorus entering the catchment. Therefore, we are satisfied that the proposal is not likely to have a significant effect on the River Dee and Bala Lake SAC.

Protected Species

We note that the ecological assessment report submitted in support of the above application (Ecological Appraisal and Impact Assessment at Wynona, Station Road, Rossett, Wrexham. Susan Wolrsfold.18/11/2021) has identified that Protected Species were not using the application site.

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