

AnnS Jones

From: Matthew Phillips
Sent: 04 October 2018 14:01
To: planning_admin
Subject: FW: P/2018/0694 - LAND ADJACENT TO HILLSIDE FARM HOLT ROAD LLAN Y PWLL WREXHAM (minor) P/2018/0694 - NRW Response NRW:03590673

NRW response

From: Davies, Daniel [mailto:Daniel.Davies@cyfoethnaturiolcymru.gov.uk]
Sent: 04 October 2018 08:53
To: Matthew Phillips
Subject: FW: P/2018/0694 - LAND ADJACENT TO HILLSIDE FARM HOLT ROAD LLAN Y PWLL WREXHAM (minor) P/2018/0694 - NRW Response NRW:03590673

Hi Matthew,

I've had the response below from Charlotte regarding the reason for refusal. Seems that the original would still be appropriate, however Charlotte has suggested an alternative with reference to TAN 15. Hope this helps.

Thanks,

Dan

From: Beattie, Charlotte
Sent: 03 October 2018 16:08
To: Davies, Daniel <Daniel.Davies@cyfoethnaturiolcymru.gov.uk>
Cc: Beattie, Charlotte <Charlotte.Beattie@cyfoethnaturiolcymru.gov.uk>
Subject: RE: P/2018/0694 - LAND ADJACENT TO HILLSIDE FARM HOLT ROAD LLAN Y PWLL WREXHAM (minor) P/2018/0694 - NRW Response NRW:03590673

Hi Dan

Thanks for consulting with us on proposed reason for refusal.

The only difference with this proposal is the removal of the built development garages to the north, the red line of the application site is partially within C2 and its not been supported by an FCA (despite the previous reason for refusal). The previous reason for refusal would still applicable because they were both partially C2 and not supported by an FCA.

The applicant may challenge why, the FCA wasn't requested as part of application process, but if it's within an unsustainable location and there is a clear planning policy stance against new residential development in C2 then the LPA would be potentially justified in not asking for an FCA.

The other option would be, to re-phrase the reason for refusal completely and include a reference to TAN 15 as below, whilst noting it is the LPA who should take the lead/decide on reason for refusal.

"The proposal for new residential development in flood risk area of Development Advice Map (DAM) C2 is not supported by a flood consequence assessment and is contrary to TAN 15 (2004): Development and Flood Risk and Policy EC12 of the Wrexham Unitary Development Plan 2005."

There are additional paragraphs in PPW which may also be worthwhile adding because the most recent edition was published 2016, but there may be less scope to add a PPW reference, if it wasn't included previously. The suggested para is provided below for reference.

Paragraph 13.4.1 Development proposals in areas defined as being of high flood hazard should only be considered where: new development can be justified in that location, even though it is likely to be at risk of flooding; the development proposed would not result in the intensification of existing development which may itself be at risk; new development would not increase the potential adverse impacts of the flood event.

Hope this is ok-any queries let me know..

Thanks

Charlotte

From: Davies, Daniel
Sent: 03 October 2018 10:35
To: Beattie, Charlotte <Charlotte.Beattie@cyfoethnaturiolcymru.gov.uk>
Subject: FW: P/2018/0694 - LAND ADJACENT TO HILLSIDE FARM HOLT ROAD LLAN Y PWLL WREXHAM (minor)
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Hi,

Last email from me today (hopefully!). Matthew WCBC has been in touch asking about the flooding reason for refusal on this one. In our most recent response we asked for a limited FCA (as they had removed built development from the C2 area). In light of these changes would you agree that the reason for refusal should be tweaked slightly:

Part of the site is located within zone C2 and insufficient information has been provided to demonstrate that flood risk can be appropriately managed. The development therefore does not accord with policy EC12 of the Wrexham Unitary Development Plan.

Or should it remain as per Matthews's original wording below?

Thanks,

Dan

From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Sent: 20 September 2018 13:24
To: Davies, Daniel <Daniel.Davies@cyfoethnaturiolcymru.gov.uk>
Subject: RE: P/2018/0694 - LAND ADJACENT TO HILLSIDE FARM HOLT ROAD LLAN Y PWLL WREXHAM (minor)
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Dan,

I am minded to refuse this application on policy grounds (it is open countryside, green barrier and isn't infill in my opinion). I therefore think it would be unreasonable for me to ask for an FCA when it won't benefit the outcome of the application.

The flooding reason for refusal on the previous decision was:

Part of the site is located within zone C2 and is therefore at an unacceptable risk of flooding. The development therefore does not accord with policy EC12 of the Wrexham Unitary Development Plan.

In the absence of an FCA, would NRW consider the above still applicable?

Regards

Matthew

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

Sent: 14 September 2018 13:38

To: Matthew Phillips

Subject: P/2018/0694 - LAND ADJACENT TO HILLSIDE FARM HOLT ROAD LLAN Y PWLL WREXHAM (minor)
P/2018/0694 - NRW Response NRW:03590673

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Annwyl Matthew

Amgaeaf ein hymateb i'r cais uchod, ac os oes gennych unrhyw ymholiadau, mae croeso i chi gysylltu â mi.

Cofion Cynnes

Dear Matthew

Please find attached our response to the above application, if you have any queries please do not hesitate to contact me.

Kind Regards

Daniel Davies

Tîm Cynllunio Datblygu / Development Planning Team
Cyfoeth Naturiol Cymru / Natural Resources Wales

Ffôn / Tel: 03000 654099

Gwefan / Website: www.cyfoethnaturiolcymru.gov.uk / www.naturalresourceswales.gov.uk

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