



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-70706-J1D3

Eich cyf/Your ref: P/2018/0895

Ebost/Email: northplanning@cyfoethnaturiolcymru.gov.uk

Ffôn/Phone: 03000 65 4099

06/11/2018

For the attention of Mared Rees:

Dear Mared,

TOWN AND COUNTRY PLANNING ACT 1990
DEDDF CYNLLUNIO GWLAD A THREF 1990

**PROPOSAL:
TWO-STOREY REAR EXTENSION
LOCATION:
Bryn Villa, Croxton, Hanmer, Wrexham**

Thank you for consulting Natural Resources Wales (NRW) about the above, which was received on 29/10/2018.

NRW does not object to the proposal, however we would provide the following advice.

Flood Risk

The application site lies partially within Zone C2 and Zone B as defined by the Development Advice Map referred to under TAN 15 Development and Flood Risk (July 2004), and is shown to be located partially within the 1% (1 in 100) and 0.1% (1 in 1,000) annual probability event flood outlines on the NRW Flood Risk Map.

The flood risk posed to the site is associated with an ordinary watercourse which flows adjacent to the site's northern boundary. The proposals are for an extension to an existing property.

Given the scale of the proposed development, and in the absence of a flood consequences assessment, we consider the risk could be acceptable subject to the developer being made aware of the potential flood risks, and advised to install flood-proofing measures as part of the development.

The developer can access advice and information on protection from flooding on the following websites:

- ODPM publication 'Preparing for Floods: Interim Guidance for Improving the Flood Resistance of Domestic and Small Business Properties' on the Planning Portal website: www.planningportal.gov.uk

- <http://www.naturalresources.wales/flooding/what-to-do-before-a-flood/?lang=en>

It should be noted that the site is not in an area covered by our flood warning service.

Pollution Prevention

Due to the proximity of the site to watercourses, all works at the site must be carried out in accordance with PPG5 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/>

Any work which is to take place should be done so with pollution prevention in mind.

Pollution prevention advice and guidance can be found via this link:

<http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>

Should any pollution occur during the construction or operational phase, Natural Resources Wales should be notified via the incident hotline – 03000 65 3000.

Please do not hesitate to contact us if you require further information or clarification on any of the above.

Our comments above only relate specifically to matters that are listed in our 'Consultation Topics' document (September 2018) which is published on our website:

(<https://cdn.naturalresources.wales/media/686847/dpas-consultation-topics-august-2018-eng.pdf?mode=pad&rnd=131819256840000000>). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance.

Yn gywir / Yours sincerely,

Daniel Davies

Daniel Davies

Cynghorydd Cynllunio Datblygu / Development Planning Advisor

Cyfoeth Naturiol Cymru / Natural Resources Wales