

05/09/2018

Er sylw / For the attention of: Philip Forster

Dear Mr Forster,

**BWRIAD / PROPOSAL: SITING OF SHIPPING CONTAINER TO FRONT OF
SCHOOL FOR STORAGE PURPOSES**

**LLEIOLIAD / LOCATION: PEN Y CAE JUNIOR SCHOOL AFONEITHA ROAD
PEN Y CAE WREXHAM - P/2018/0708**

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which was received on 23/08/2018.

Natural Resources Wales has no objection to the proposed scheme.

Flood Risk

The application site lies entirely within Zone C2 as defined by the Development Advice Map (DAM) referred to under Technical Advice Note 15: Development and Flood Risk (TAN15) (July 2004). Our Flood Map, which is updated on a quarterly basis, confirms the site to be within the 1% (1 in 100 year) and 0.1% (1 in 1000 year) annual probability fluvial flood outlines of the Afon Eitha.

Given the scale of the proposed development (and in the absence of a flood consequence 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.

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

Our comments above only relate specifically to matters that are included on our checklist “Natural Resources Wales and Planning Consultations” (March 2015) which is published on our website:

(<https://naturalresources.wales/media/5271/150302-natural-resources-wales-and-planning-consultations-final-eng.pdf>). 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.

Advice to Developer

We would wish the applicant to be aware of the following advice. 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 any 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 for further advice and guidance available here: <http://naturalresourceswales.gov.uk> .

Additional guidance including the leaflet “Prepare your Property for flooding” can be found by following the link: <https://www.gov.uk/prepare-for-flooding> .

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 by following the link:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/11485/2187544.pdf .

The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

Yn gywir / Yours sincerely,

Joy Evans

Ms J Evans

Cynghorydd Cynllunio Datblygu / Development Planning Advisor

Gwasanaeth Cyngor Cynllunio Datblygu/

Development Planning Advisory Service