

16th October 2018

For the attention of Kevin Hughes

Dear Sir,

PROPOSAL: CHANGE OF USE FROM BEDSIT TO COMMERCIAL TATTOO STUDIO

LOCATION: FIRST FLOOR FLAT, 1A BROOK STREET, WREXHAM

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which was received on 9th October 2018.

We have no objection to the proposed development.

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 insert river here, a designated main river.

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.

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 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

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 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.

Advice for the Developer:

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 faithfully,



Ruth Prichard
Development Planning Advisor
Development Planning Advisory Service