

09/08/2018

For the attention of Philip Forster:

Dear Philip,

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

PROPOSAL:
CHANGE OF USE FROM HAIRDRESSERS TO COFFEE SHOP (IN RETROSPECT)
LOCATION:
12 Brook Street, Wrexham

Thank you for consulting Natural Resources Wales (NRW) about the above, which was received on 07/08/2018.

NRW does not object to the proposal. The application site lies entirely within zone C2 as defined by the development advice map referred to under TAN 15 Development and Flood Risk (July 2004). We would provide the following flood risk advice.

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.

Further information on flood resistant measures is available from
[Preparing for Floods: Interim guidance for improving the flood resistance of domestic and small business properties October 2003](#)
[Blue Pages: Flood Resilience](#)
[Improving the Flood Performance of New Buildings - Flood Resilient Construction](#)
[Six Steps To Property Level Flood Resilience – BRE Guidance for property owners](#)

Further information on flood risks and long term flood risk maps is available from Natural Resources Wales <https://naturalresources.wales/evidence-and-data/maps/long-term-flood-risk/?lang=en>

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 included on our checklist

“Natural Resources Wales and Planning Consultations” (March 2015) which is published on our website: (<https://naturalresources.wales/planning-and-development/planning-and-development/?lang=en>). 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. 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,

Daniel Davies

Daniel Davies

Cynghorydd Cynllunio Datblygu / Development Planning Advisor

Cyfoeth Naturiol Cymru / Natural Resources Wales