



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-65858-J9G8

Eich cyf/Your ref: P/2018/0587

Ebost/Email: northplanning@cyfoethnaturiolcymru.gov.uk

Ffôn/Phone: 03000 65 4099

26/07/2018

For the attention of Mared Rees:

Dear Mared,

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

**PROPOSAL:
INSTALLATION OF 2 NO. RAPID ELECTRIC VEHICLE CHARGING STATIONS / BAYS
TOGETHER WITH ASSOCIATED EQUIPMENT
LOCATION:
Mount Street Retail Park, Mount Street, Wrexham**

Thank you for consulting Natural Resources Wales (NRW) about the above, which was received on 18/07/2018.

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

The whole of the development site is located in Fluvial Flood Zones 2, and 3 and Development Advice (DAM) Zone C2 and approximately 60m North West of the Afon Gwenfro Rivulet Road, culvert. The site is within an area currently at flood risk from probability of flood events ranging from 1 in 100 annual exceedance probability event (AEP) and 1 in 1000 AEP event and immediately adjacent to an area which has historically flooded. The development of a proposed electrical charging bay is minor in scale and associated with its less vulnerable car park use.

We would therefore recommend the applicant, assesses the flood risks to the site and incorporates design/resistant measures to the development and proposed plans. To ensure it is not vulnerable to flood risks. These measures for example, could include the siting of the charging unit on a small plinth and the incorporation of water resistant materials, providing there was no increased flood risk elsewhere.

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