



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-59988-Z9W9
Eich cyf/Your ref: P/2018/0207

Cyfoeth Naturiol Cymru
Natural Resources Wales
Maes y Ffynnon
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LL57 2DW

Wrexham County Borough Council

Ebost/Email: Northplanning@cyfoethnaturiolcymru.gov.uk
Ffôn/Phone: (0300) 065 3787

Date: 16th April 2018

Dear Sir/Madam,

VARIATION OF CONDITION 2 IMPOSED UNDER PLANNING PERMISSION P/2017/1019 TO AMEND POSITION OF GARAGE. MAES Y GROES, OVERTON ROAD, BANGOR ON DEE, WREXHAM

Thank you for referring the above planning application received at our office 4th April 2018.

Due to the site having an existing planning permission we have no objection to the variation of condition 2 for the above proposal however, we would wish to highlight that our previous response noted that the site to be at flood risk and requested a flood consequence assessment be submitted but one has not been submitted for assessment. The applicant should produce a Flood Consequence Assessment to identify the flood risk and any mitigation measures that could be put into place.

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.

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

Yn gywir / Yours' faithfully,

Ruth Prichard

Ymgynghorydd Cynllunio Datblygu / Development Planning Advisor

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Deialu uniongyrchol/Direct dial: (0300) 065 3787 **Siaradwr Cymraeg / Welsh Speaker**



cc: