

06/06/2018

For the attention of Sharon Holman:

Dear Sharon,

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

PROPOSAL:

Retention and continued use of gazebo, jetty, bridge and tree house in connection with private nature reserve (previously granted temporary permission under code P/2013/0305

LOCATION:

Land Adjoining Whooters Lodge, Oswestry Road, Overton, Wrexham

Thank you for consulting Natural Resources Wales (NRW) about the above, which was received on 25/05/2018.

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

On the northern boundary of the site flows a designated main river (Overton Drain) and certain activities in or within 8m of the watercourse may be subject to a Flood Risk Activity Permit from NRW. Details can be viewed at <http://www.naturalresources.wales/permits-and-permissions/flood-risk-activities/?lang=en>

We would also advise that we operate a Flood warning service for the river dee at this location. It may be advisable for the applicant to sign up to receive warnings and action a suitable flood action plan for the area at risk on the site (if deemed appropriate). To sign up visit <http://www.naturalresources.wales/flooding/sign-up-to-receive-flood-warnings/?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