



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-63371-Y2P2

Eich cyf/Your ref: P/2018/0422

Ebost/Email: northplanning@cyfoethnaturiolcymru.gov.uk

Ffôn/Phone: 03000 65 4099

FAO Matthew Phillips

05/06/2018

Dear Matthew,

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

BWRIAD / PROPOSAL:

**Outline Application For Residential Development For 2 Detached Dwellings With
Associated Garages**

LLEOLIAD / LOCATION:

Land adj Hillside Farm, Holt Road, Llan y Pwll

Thank you for consulting Natural Resources Wales (NRW) about the above, which was received on 24/05/2018.

Flood Risk – North Wales Joint Improvement Programme

The planning application proposes highly vulnerable development (housing), which is partly located in Zone C2 of the Development Advice Map (DAM) contained in Technical Advice Note 15 Development and Flood Risk (TAN15). As your Authority is aware, planning policy set out in paragraph 6.2 of TAN15 advises that “highly vulnerable development and emergency services should not be permitted”. A planning decision to permit development would therefore be contrary to planning policy advice.

As agreed as part of the pilot under the Joint Improvement Programme, we would refer you to the agreed standing advice. This Standing Advice explains that your Authority should, in the first instance, make a planning policy decision on the development proposal. Until we receive written confirmation from your Authority that you believe there is sufficient justification to consider granting the application despite its location partly within Zone C2, we have no further comments to make regarding flood risk and we would advise that your Authority should refuse the planning application on planning policy grounds.

The decision as to whether a development is justified is entirely a matter for your Authority; if you consider that the development can be justified, despite its location within Zone C2, we would ask to be re-consulted and granted sufficient time to provide technical advice and comments on the flood risks and consequences. In such circumstances, a flood consequences assessment (FCA) will be required to assess compliance with test iv (in paragraph 6.2).

Please inform us, in accordance with advice in paragraph 11.7 of TAN15, if you are minded to grant permission for the above application contrary to our advice and allow sufficient time for further representations to be made before any consent is granted.

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

Yn gywir / Yours sincerely,

Daniel Davies

Daniel Davies

Cynghorydd Cynllunio Datblygu / Development Planning Advisor

Cyfoeth Naturiol Cymru / Natural Resources Wales