



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-60213-S5M2
Eich cyf/Your ref: P/2017/0887

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

Wrexham County Borough Council

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

Date: 17th April 2018

Dear Sir/Madam,

**ERECTION OF STABLE BUILDING, CHANGE OF USE OF AGRICULTURAL LAND TO FORM HORSE MANEGE WITH ASSOCIATE ACCESS TRACK, PARKING AND HARDSTANDING AREA (PARTLY IN RETROSPECT)
LITTLE DONGREY FARM, DONGRAY LANE, BANGOR ON DEE**

Thank you for referring the above planning application received at our office 5th April 2018.

NRW would not object to these proposals as we consider they are unlikely to have a significant adverse effect upon the interests listed

Flood Risk

Additional information provided clarifies the key concerns regarding flood risk.

The written confirmation from the agents Roger Davies Ltd dated 3rd April that the stables and ménage proposal is intended for ancillary residential use and not a commercial use is welcomed as it would not increase the number of people at risk of flooding in this location.

The Roger Taylor Ltd longitudinal sections in drawing Taylor Bangor on Dee 200917-4 Rev D shows minimal reprofiling would be required and the 500mm increase in levels would be subject to approx. 100mm of flooding depths during the 1 in 100 years plus climate change flooding event. The largest flood depths of 1.49m and 0.15m/s velocity for this event and as detailed in the Flood Consequence Assessment produced by Weetwood dated January 2018 v1.1 and letter dated 6th March Reference 4035/2018-03-06/A would be associated with area to East of the stables and ménage area. It would be advisory to detail in the Flood Plan that this ménage shall not be in use during times of flood. The stables will also need to incorporate the flood resilient design measures proposed and manage the flood risks on site appropriately and in accordance with details proposed, accepting that in the long term with impacts of climate change flood risks could increase to the site.

The photos provided (IMG_9944 and IMG_9945) and detailed in drawing shows the proposal would include a post and rail fencing and hedging boundary which would help to maintain the flood flow routes and water entry strategy proposed across the site.

The Flood Plan produced by Weetwood Feb 2018 v1.0 should be regularly reviewed and updated by the occupants of Little Dongray Farm and includes a requirement for the residents to sign up to the free flood warning service provided by Natural Resources Wales, not use the ménage in time of flood and provides a safe access and refuge place.

It is not within our remit to comment on the acceptability on the proposed access and egress detailed on Flood Plan and we would recommend the LPA seeks the advice of the North Wales Councils Emergency Planning Service.

Any concerns with local flood risks raised by consultees to the application should be discussed with the Wrexham Lead Local Flood Authority.

We would recommend these additional details referenced to above are considered against section 7.2 of TAN 15 by the LPA.

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

Ebost/Email: Ruth.Prichard@cyfoethnaturiolcymru.gov.uk

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



cc: