

Wrexham County Borough Council

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

Date: 14th May 2018

Dear Sir/Madam,

**OUTLINE PLANNING PERMISSION FOR RESIDENTIAL DEVELOPMENT
(LESS THAN 10 HOUSES) LAND SOUTH OF PINECROFT, AFONEITHA ROAD, PENYCAE**

Thank you for referring the above planning application received at our office 24th April 2018.

Flood

Our Flood Risk Engineer conducted a site visit for the proposed development on 10th May 2018, consequently NRW have the following comments for consideration:

The site visit shows there's been some ground works completed out on site to alter the ground levels as the site has been covered by hardcore and there are sewerage services/manholes visible. The levels across the site are fairly similar to the bridge wall embankment and approximately 28 metres across in width to the boarded fence. These site levels do not correspond to LIDAR, flood map or current DAM flood zone(s) and are not detailed on the current application. The site area would appear smaller than details provided. The stone wall extension/handrail to the Afoneitha bridge has been evidently built some time ago and the Afoneitha river is set within a deep wooded embankment at least 4-5 metres lower than the site.

From the site visit and current mapping available, the amended site plan does not include the DAM C2 area associated with the wooded embankment immediately adjacent to the river.

We would strongly recommend the agent provides an accurate site plan and levels details (existing and proposed), together with any photographs of the site as existing to help verify these details and substantiate why a flood consequence assessment (FCA) should not be required.

As an FCA is not always required in Zone B and its generally suitable for most forms of development. Assessments where required are unlikely to identify consequences that cannot be overcome or managed to an acceptable level.

Any records of historical flooding and surface water management requirements for the proposed scheme should be assessed and reviewed by the Local Planning Authority in consultation with Wrexham Lead Local Flood Authority. Together with any easement requirements and provision from the top of the embankment into the site for future flood risk maintenance or management actions.

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: