



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-22837-X8P8
Eich cyf/Your ref: P/2016/0794

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Wrexham County Borough Council
Planning Officer
16 Lord Street
Wrexham
LL11 1LG

Date: 12th September 2016

Dear Sir/Madam,

**EXTENSION TO FRONT AND REAR OF EXISTING DWELLING
GRAIG HOUSE GRAIG LANE BANGOR ON DEE WREXHAM**

Thank you for referring the above planning application received at our office 22nd August 2016.

Flood Risk

The application site lies within zone C1 as defined by the development advice map referred to under TAN 15 Development and Flood Risk (July 2004).

Given the scale of the proposed development, and in the absence of a flood consequence assessment, we consider the risk could be acceptable subject to the developer being made aware of the potential flood risks, and advised to install flood-proofing measures as part of the development.

The developer can access advice and information on protection from flooding on the following websites:

ODPM publication 'Preparing for Floods: Interim Guidance for Improving the Flood Resistance of Domestic and Small Business Properties' on the Planning Portal website:

www.planningportal.gov.uk

<http://www.environment-agency.gov.uk/static/documents/Research/AdvisoryCommentsfz2.pdf>

Landscape

The proposal is within or may affect a Landscape of Outstanding/Special Historic Interest. While this is not a statutory designation, chapter 6 of Planning Policy Wales (PPW) states that it is a material consideration in the planning process and must be given due regard when reaching a determination.

Yn gywir / Yours' faithfully,

Ruth Prichard

Swyddog Cyswllt Cynllunio / Planning Liaison Officer

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CC: