



**Cyfoeth
Naturiol
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Wales**

Ein cyf/Our ref: CAS-19168-K4T7
Eich cyf/Your ref: P/2016/0080

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Sharon Holman
Planning Control Department
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

Date: 1st June 2016

Dear Ms Holman,

**OUTLINE APPLICATION TO ERECT 34 DWELLINGS AND CONSTRUCT NEW VEHICULAR
AND PEDESTRIAN ACCESS
LAND SOUTH OF BERSE ROAD, CAEGO, LL11 6TR**

Thank you for consulting us on the additional information, received in connection with the above application, which we received on the 18th May 2016.

While the applicant has not provided a summary of the changes to the proposals, we have examined the submitted revised drawing 'Proposed site plan' number 118 P 03 E and note the following:

- Plots numbered 18, 19, 20, 26 and 27 in original drawing 'Proposed site plan' number 118 P 03 D (APPENDIX B of the FCA 'Berse Road, Wrexham', Waterco Consultants, April 2016) have been removed;
- Plots numbered 21 and 25 in original drawing 'Proposed site plan' number 118 P 03 D (APPENDIX B of the FCA) have been renumbered plots 18 and 22 respectively on revised drawing 'Proposed site plan' number 118 P 03 E, and have had their curtilages reduced so that they lie outside the flood outline shown, which is not labelled but appears to correspond to the 0.1% AEP event with 95% blockage of Higher Berse Bridge;
- Plots numbered 22, 23 and 24 in original drawing 'Proposed site plan' number 118 P 03 D (APPENDIX B of the FCA) have been renumbered plots 19, 20 and 21 respectively on revised drawing 'Proposed site plan' number 118 P 03 E and their curtilages appear to have been altered/extended such that they lie outside the 0.1% AEP event with 95% blockage of the Higher Berse Bridge.

If any of the above is incorrect, we would ask to be reconsulted. On the basis of the above, we would have no objection to the proposed development subject to the following condition:

CONDITION: The development is laid out such that all property curtilages lie outside the 0.1% AEP fluvial event with 100% blockage of the Higher Berse Bridge flood extent, as shown on drawing 'Proposed site plan' number 118 P 03 E.

REASON: To reduce the risk of flooding to the development.

We would also recommend that a condition be set so that the finished floor levels of the various properties are as indicated for each property according to Table 1 of the FCA (updated to reflect the amended property numbering).

Yn gywir / Yours' faithfully,



Mr. GARETH THOMAS

Swyddog Cyswllt Cynllunio / Planning Liaison Officer

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cc: Strutt and Parker