



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-16326-Q1B0
Eich cyf/Your ref: P/2016/0218

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Wrexham County Borough
Council
16 Lord Street
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29/03/2016

Dear Sir,

**DEMOLITION OF A RANGE OF BUILDINGS; CONSTRUCTION OF A NEW ENGINEERING BUILDING WITH CLASSROOMS AND SPRINKLER TANK; EXTENSION TO BLOCK C TO BE USED FOR STORAGE OF MATERIALS; BLOCK C TO BE RE-ROOFED AND RE-CLAD TO MATCH RECENTLY REFURBISHED BLOCK B; COVERED EXTERNAL WALKWAY LINKING BLOCKS A AND B; LANDSCAPING OF SITE TO INCLUDE NEW INCREASED CAR PARK AND SOFT LANDSCAPING
COLEG CAMBRIA BERSHAM ROAD WREXHAM**

Thank you for referring us to the above planning application, which was received on 7th March 2016.

Flood Risk

The application site lies partially in Zone C2 (norther tip of site) as defined by Welsh Government's Development Advice Map referred to under TAN15: Development & Flood Risk. Our Flood Map information, on which the DAM is primarily based, confirms that the northern tip of the site lies within the extreme flood risk outline.

We note that the application seeks to demolish a relatively small building within the identified flood risk area and establish car parking bays within this zone. We note that the proposed car parking is to be located on an area of the site that is already covered by hardstanding / tarmac surfacing and appears already to be utilised operationally by the college. No new buildings are proposed within the potential flood risk area.

Given the scale of the proposed development, and in the absence of a Flood Consequences Assessment, we consider the risk could be acceptable subject to the developer/applicant being made aware of the potential flood risks. They may consider it appropriate to provide signage within the car parking area to warn users that vehicles are located within a flood risk area.

The site, and wider community, do not currently benefit from being included within a Flood Warning area. As such, and at this time, the users of the facilities are unable to register their details to receive flood warnings.

Species

The application was supported by an ecological survey [Reference Whittick, J. Ecological Assessment: Coleg Cambria Bersham Roaf Campus. JW Ecological Ltd, Ref JWE/1528. Unpublished. The report advocated further survey for bats, though potential not optimal. From the submitted information it is considered that the proposal will not affect protected species.

Pollution Prevention

The development site is circa~ 500m from two designated WFD (Water Framework Directive) waterbodies. These include the Gwenfro (GB111067051730) and Clewedog - above black Brook (GB111067051720). Whilst these are not necessarily close to the development site, there may be connecting surface water drains. NRW would not want to see any deterioration in the existing WFD status.

The site falls within the Dee Water Protection zone (DPZ). As such, they 'may' need to register for a DPZ consent if they may deal with or handle any hazardous substances/chemicals. They should refer to:

<https://www.gov.uk/government/publications/consent-for-a-controlled-activity-within-the-river-dee-water-protection-zone>

Should there be any environmental incidents on the development site, report immediately to NRW via the 24 hrs incident reporting hotline tel. 0800 80 70 60.

As the applicant may be handling chemicals, they may find the following pollution prevention guidance notes useful:

- . PPG 22: Dealing with spills
- . PPG6: working on construction and demolition sites
- . Managing concrete wash water on construction sites (June 2011)

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
Planning Liaison Officer