



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-14559-J7F7
Eich cyf/Your ref: P/2016/0021

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Matthew Phillips
Planning Control Department
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

Date: 10th February 2016

Dear Mr Phillips,

**DEMOLITION OF PART OF EXISTING BUILDING, ERECTION OF NEW EXTENSION AND ALTERATIONS AND EXTENSION TO PREVIOUSLY GRANTED BALCONY
PENUEL CHAPEL PANDY, HAFOD Y GARREG, GLYN CEIRIOG, WREXHAM, LL20 7PD**

Thank you for consulting us on the above application, which we received on the 18th January 2016.

The application site lies within Zone C2 as defined in TAN 15 Development & Flood Risk (2004) and shown on Welsh Government's Development Advice Map. Natural Resources Wales' Floodmap also shows that the site is at risk of flooding in the 1% AEP (1 in 100) annual chance flood event. Natural Resources Wales' updated Flood Map for Surface Water shows that the site is at risk of surface water flooding.

The proposal is to extend the habitable residential area of the property to areas at a lower elevation. Given the existing use of the property and the scale of this development, and in the absence of a flood consequences assessment, we would not object to the proposals. However, we would strongly recommend that the applicant is made aware of the flood risks and advised to produce a limited flood consequences assessment in order that any appropriate flood mitigation measures can be incorporated as part of the development.

As the proposed development is adjacent to an ordinary watercourse, the works may require consent from your Authority under the Land Drainage Act 1991 and so you may wish to consult your drainage department on the proposal.

The application site was previously subject to ecological survey and assessment. (Reference: Hodnett, T. (2012). Planning Application Assessment Survey – Penuel Chapel, Pandy. Reference 0746 –Penuel Chapel Report6 V1. Unpublished. This report concluded that the application site did not support protected species.

We have no information that suggests that conditions on site have materially changed. We therefore consider the proposal is not likely to be detrimental to the maintenance of the favourable conservation status of any populations of European or British protected species.

The applicants must minimise discolouration to the watercourse from the construction works. Silty water should be treated, either through the use of settlement lagoons, or tanks, or discharged across a grassed area. For work in river channels the use of coffer dams is recommended, to keep river water out of the working area. River crossings must be kept free from mud or dust deposits. Oil and chemical storage must be kept away from the watercourse, on an impervious base, within a bund, and secured. Absorbents or a suitable spill kit must be kept on site for use in the event of an emergency. NRW should be notified immediately of such an occurrence. The mixing, use and washing of machinery and shuttering of wet concrete and cement must be carefully controlled to minimise the risk of any material entering the watercourse. The applicant is advised to follow the guidance within Pollution Prevention Guidance Note 5 "Works and maintenance in or near water".

Yn gywir / Yours' faithfully,



Mr. GARETH THOMAS

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cc: Blueprint