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05/05/2021

Annwyl Syr/Madam / Dear Sir/Madam,

BWRIAD / PROPOSAL: DEMOLITION OF EXISTING OUTRIGGER AND ERECTION OF TWO STOREY SIDE AND REAR EXTENSIONS AND DETACHED GARAGE

LLEOLIAD / LOCATION: 1 LOWER PARKSIDE COTTAGES, ROSSETT

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 13/04/2021.

We have significant concerns with the proposed development as submitted. We recommend you should only grant planning permission if the following requirement is met. Otherwise, we would object to this planning application.

Requirement: Further information to demonstrate that any flood risk associated with the proposal can be managed acceptably.

Flood Risk

Our Flood Risk Map confirms the site to be within Zone C2 of the Development Advice Map (DAM) contained in TAN15. A 'main river' known as the Daisy Lane Drain, which is a culverted watercourse, runs under the application site. It would appear that the proposed detached garage associated with this proposal is to be constructed on top of this culverted watercourse.

Requirement: Further information to demonstrate that any flood risk associated with the proposal can be managed acceptably.

Given the presence of the culverted watercourse at this location we advise that there should be no additional loading on the culvert itself and no ground penetration works. We would expect the applicant to confirm this to be the case and that the proposed detached garage element of this proposal is either removed or relocated away from the culverted watercourse.

At present, we therefore have significant concerns until such time that we are satisfied that any flood risk associated with the proposal can be managed acceptably.

We would therefore advise that the applicant confirms that any footings/excavations will not compromise the integrity of the culvert nor future access to it.

Protected Sites

We note the application site is within the catchment of the River Dee and Llyn Tegid Special Area of Conservation (SAC). As you are aware, on the 21st January 2021, we published an evidence package outlining phosphate levels for all river SACs across Wales. As part of this package, we issued a [Planning Position Statement](#), in which we advised that any proposed development that might increase the amount of phosphate within a river SAC catchment could lead to damaging effects to the SAC. Therefore, such proposals should be screened through a Habitats Regulations Assessment (HRA), to determine whether they are likely to have a significant effect on the SAC.

However, the application as submitted is unlikely to increase the amount or concentration of phosphate discharged directly or indirectly into the catchment. Therefore, we are satisfied that the proposal is not likely to have a significant effect on the River Dee and Llyn Tegid SAC.

Other Matters

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our [website](#) for further details.

Advice for the Developer

Flood Risk Activity Permit

We note the proximity of the development to a main river, namely the 'Daisy Lane Drain'. The applicant should be aware that any works directly in, under, over or within 8m of a main river will require a Flood Risk Activity Permit (FRAP) in line with the Environmental Permitting Regulations (2016). As the Daisy Lane Drain runs through the site, we suggest that the applicant contacts us to discuss any proposals and whether a FRAP will be required. For queries regarding FRAPs please contact us at:

developmentandfloodrisk.northmid@cyfoethnaturiolcymru.gov.uk

Guidance on Flood Risk Activity Permits can be found by clicking on the following link:

<https://naturalresources.wales/permits-and-permissions/flood-risk-activity-permits/environmental-permits-for-flood-risk-activities/?lang=en>

Works near Watercourse / Construction or Demolition sites

Due to the proximity of the site to watercourses, all works at the site must be carried out in accordance with GPP5 and PPG6: 'Works in, near or over watercourses' and 'Working at construction and demolition sites' which are available on the following website: <http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppps-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully,

Rhys Jones

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales