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10/02/2021

Annwyl Syr/Madam / Dear Sir/Madam,

PROPOSAL: PROPOSED OFF STREET PARKING

LOCATION: LAND OPPOSITE NO 1-7, PERIS ACREFAIR, WREHXAM

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 22/01/2021.

We have no objection to the proposed development as submitted and provide the following advice.

Flood Risk

The proposal site lies partially within Zone C2 as defined by the Development Advice Map (DAM) referred to under Technical Advice Note 15: Development and Flood Risk (TAN15) (July 2004). Our Flood Map confirms the site to be within the 1% (1 in 100 year) / 0.5% and 0.1% (1 in 1000 year) annual probability fluvial flood outlines.

Given the scale and nature of the proposed car park (less vulnerable development) compared to previous residential development (highly vulnerable development) at the site (and subject to there being no intensification), we consider that in the absence of a flood consequences assessment, the proposal could be acceptable, subject to SUDS being incorporated and signage at the site informing users that the car park may be subject to flooding.

We recommend you consult with your Authority's Drainage Engineers who may be able to provide information regarding any localised historic flooding problems, such as blocked drains, which could be addressed/improved as part of the drainage requirements for the car park.

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

If a car park is for more than 50 vehicles, then a fuel interceptor must be installed on the drainage from the car park – unless a Sustainable Urban Drainage System (SUDS) is implemented. PPG3 provides further guidance and is available on the following website: <http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>

Where SUDS is proposed for surface run-off from e.g. car parking, the applicant should be advised to refer to the Environment Agency's Position Statement G13 on groundwater protection available on the following link: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/692989/Environment-Agency-approach-to-groundwater-protection.pdf

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

Yn gywir / Yours sincerely,

Garmon Lewis

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