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21/10/2020

Annwyl Matthew Phillips,

BWRIAD / PROPOSAL: APPLICATION FOR VARIATION OF CONDITION 5 IMPOSED UNDER PLANNING PERMISSION P/2019/0369 FOR THE FINISHED FLOOR LEVELS OF ALL DWELLINGS APPROVED TO BE SET AT 150MM ABOVE THE ADJOINING GROUND LEVEL UPON WHICH THEY ARE BUILT

LLEOLIAD / LOCATION: LAND AT GWYNANT, WREXHAM

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 19/10/2020.

We have no objection to the variation of condition 5 and provide the following advice.

Flood risk

We are in receipt of the Technical Note (ref: 70059679, WSP, August 2020) which has been submitted in support of this variation of condition application.

The Note includes some additional hydraulic modelling, including a 90% blockage of the A539 road culvert, for the 1% Annual Exceedance Probability (AEP) event with an allowance for climate change, and the 0.1% AEP event. Please note that we have not undertaken a review of this updated hydraulic modelling work.

This further work has quantified the flood risk posed to the site in the 1% AEP 90% blockage event with an allowance for climate change, showing that the maximum flood depth expected is approximately 67 mm. This is similar to the flood depth expected for the free flowing event, showing that the site is not sensitive to a significant blockage of this culvert.

There does appear to be an error in the Note, as the flood level for the 0.1% AEP blockage event is quoted as 92.0 m AOD, which is far lower than the flood level for the 1% Annual Exceedance Probability (AEP) event with an allowance for climate change

However, taking account of the fact that the development benefits from an existing highly vulnerable use, and the updated assessment for the 90% blockage event, we are satisfied

that the recommendation of setting finished floor levels 150 mm above the flood level for the 1% AEP event with an allowance for climate change is sufficient. This would result in a finished floor level of 119.939 m AOD for the properties at Site 1, and 119.363 for the properties at Site 2. We therefore do not object to the variation of this condition, provided that the amended wording is similar to the following:

Condition: The development permitted by this planning permission shall be carried out in accordance with the approved Flood Consequences Assessment (FCA) (ref: 70049679/FCADS/01, WSP, February 2019) and Technical Note (ref: 70059679, WSP, August 2020) and the following mitigation measures detailed within these documents:

- Finished floor levels to be set at 119.939 m AOD for Site 1, and 119.363 m AOD for Site 2

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.

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

Yn gywir,

Siôn M. Williams

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