

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

Wrexham County Borough Council,
The Guildhall,
Wrexham,
LL11 1AY

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

01/04/2021

Annwyl Syr/Madam / Dear Sir/Madam,

**BWRIAD / PROPOSAL: ERECTION OF TIMBER PAVILION FOR YOUTH PROVISION
(10M X 7M)
RECREATION GROUND SOUTH OF MAYBURY AVENUE THE CROSS GLYN CEIRIOG
WREXHAM
LLEOLIAD / LOCATION: SOUTH OF MAYBURY AVENUE, THE CROSS, GLYN
CEIRIOG, WREXHAM**

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 10/03/2021

We have significant concerns with the proposed development as submitted. We recommend you should only grant planning permission if you include the following document within the condition identifying approved plans and documents on the decision notice:

- Flood Risk Assessment, Youth Timber Pavilion, Maybury Avenue, Glyn Ceiriog. Tegid Davies (submitted 23/03/2021)

Flood Risk

The planning application proposes less vulnerable development; the erection of timber pavilion for youth provision. Our Flood Risk Map confirms the site to be within Zone C2 of the Development Advice Map (DAM) contained in TAN15.

Section 6 of TAN15 requires the Local Planning Authority to determine whether the development at this location is justified. Therefore, we refer you to the tests set out in section 6.2 of TAN15. If you consider the proposal meets the tests set out in criteria (i) to (iii), then the final test (iv) is for the applicant to demonstrate through the submission of an FCA that the potential consequences of flooding can be managed to an acceptable level.

The FCA (Flood Risk Assessment, Youth Timber Pavilion, Maybury Avenue, Glyn Ceiriog. Tegid Davies, submitted 23/03/2021) shows that the risks and consequences could be

managed to an acceptable level, provided the position of the Pavilion is raised by 300mm from ground level.

Based on the scale of the proposal, and the contents of the FCA, particularly the proposal to raise the floor level by 300mm, we raise no objection to the proposal, subject to the FCA being included in the 'approved list of plans / documents' condition within the decision notice should consent for the project be granted.

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

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-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>

Flood Risk.

The developer can access advice and information on protection from flooding from the ODPM publication 'Preparing for Floods: Interim Guidance for Improving the Flood Resistance of Domestic and Small Business Properties', which can be found at the following link:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/11485/2187544.pdf

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