

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

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

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

11/01/2021

Dear Sir/Madam,

BWRIAD / PROPOSAL: DISCHARGE OF CONDITIONS 3 (ECOLOGY), 4 (TREE REPORT), 5 (FLOOD PROTECTION), 6 (MATERIALS) AND 7 (WINDOWS AND DOORS) OF PLANNING PERMISSION P/2019/0715

LLEOLIAD / LOCATION: Bridgeman House, High Street, Bangor On Dee, Wrexham

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 17/12/2020

We have no objection to the discharge of conditions 3 (Ecology), and 5 (Flood Risk) for the above proposal. We have no comments to make on Conditions 4 (Tree Report), 6 (Materials), and 7 (Windows and Doors).

Ecology

The submitted ecological report (Anon. (2020). Bridgeman Coach House, Bangor-On-Dee: Bat and Bird Statement. Elite Ecology. Unpublished) is satisfactory for discharging the prior submission requirement of Condition No 3 (Ecology).

Flood Protection

The submission shows the required information to discharge condition number 5 as per the decision notice on your website.

The applicant should be aware that such resistance/resilience measures may be beneficial for shallow depth flooding. However, the applicant is also advised to make a flood action plan based on any flood warnings issued for the village; any failures in the flood defences could lead to sudden and deep flooding. Details of flood warnings/plan templates can be obtained from our webpages at <https://naturalresources.wales/flooding/?lang=en>.

We would also advise that any activities within 8m from the adjacent flood defence embankment along the western boundary of the site may be require them to obtain a bespoke Flood Risk Activity Permit. Details of Flood Risk Activities can be obtained from <https://naturalresources.wales/permits-and-permissions/flood-risk-activity-permits/?lang=en>

Other conditions

We have no comments to make on the following conditions: 4 (Tree Report), 6 (Materials) and 7 (Windows and Doors).

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 / Yours faithfully

Rhys Jones

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