

Cerys Jones

From: North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>
Sent: 29 March 2021 13:11
To: Sharon Holman
Cc: Cerys Jones
Subject: RE: Consultation Letter P 2021 0179 NRW:07740462

Dear Sharon

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales on the above application, which we received on 16/03/2021

Please be aware that flood risk is not the only matter we are considering in connection with this application. As such, please regard this email as an interim response to your consultation only. We will provide a full response to the application in due course.

From an initial review of the application, it is evident that the planning application proposes highly vulnerable development, the erection of 3 no. Camping pods and new access and parking. Our Flood Risk Map confirms the site to be within Zone C2 of the Development Advice Map (DAM) contained in TAN15.

We refer you to Section 6 of TAN15 and the Chief Planning Officer [letter](#) from Welsh Government, dated 9 January 2014, which affirms that highly vulnerable development and emergency services should not be permitted in Zone C2 (paragraph 6.2 of TAN15). The justification tests in paragraph 6.2 of TAN15 do not apply to highly vulnerable development or emergency services in Zone C2.

In the first instance, your Authority should make a planning policy decision on the application. Therefore, unless we receive written confirmation from your Authority that you believe there are overriding reasons to consider granting planning permission, despite the site's location within Zone C2, we do not intend to review the submitted flood consequences assessment (FCA) and we would advise that your Authority should refuse the planning application on planning policy grounds.

Please could you therefore notify us at the earliest opportunity, if you believe there are overriding reasons to consider granting permission and afford us additional reasonable time to review any FCA.

I trust this advice is clear but should you have any queries, please contact us. Otherwise, we will provide a substantive response within our normal standard of service.

Kind regards

Rhys Jones

Tîm Cynllunio Datblygu / Development Planning Team
Cyfoeth Naturiol Cymru / Natural Resources Wales
Ffôn / Tel:
www.cyfoethnaturiolcymru.gov.uk / www.naturalresourceswales.gov.uk

Yn falch o arwain y ffordd at ddyfodol gwell i Gymru trwy reoli'r amgylchedd ac adnoddau naturiol yn gynaliadwy / Proud to be leading the way to a better future for Wales by managing the environment and natural resources sustainably.

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi / Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.

----- Original Message -----

From: Cerys.Jones@wrexham.gov.uk;

Received: Tue Mar 16 2021 12:50:31 GMT+0000 (Greenwich Mean Time)

To: North planning; North Planning Mailbox Queue; North Planning ;
Subject: Consultation Letter P 2021 0179

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wreccsam.gov.uk. Arbedwch bapur - meddylwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y'i cyfeirir atynt yn unig. Am yr amodau llawn ynglŷn ? chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wreccsam.gov.uk/top_navigation/disclaimersw.htm

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

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