

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

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

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

13/01/2021

Dear Sir/Madam,

BWRIAD / PROPOSAL: APPLICATION FOR APPROVAL OF RESERVED MATTERS FOLLOWING OUTLINE PERMISSION P/2018/0139 FOR DETAILS OF SCALE, LAYOUT, LANDSCAPING AND APPEARANCE FOR THE DEVELOPMENT OF 9 RESIDENTIAL UNITS

LLEOLIAD / LOCATION: LAND SOUTH OF PINECROFT, AFONEITHA ROAD, PENYCAE

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 18/12/2020.

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

Flood Risk

We advise that the proposed layout is acceptable from a Development and Flood Risk perspective, given the proposed finished floor levels (FFL) and that there is to be no built development within the published C2 extent.

Whilst not a main river, we note that Condition 9 of permission P/2018/0139 - Details for the protection of the adjoining embankment, long term maintenance of the adjoining land and a scheme to deal with any Japanese Knotweed is not part of this reserved matters application.

The Planning Authority is advised to maintain consultation with their Drainage Team regarding maintenance of the adjacent watercourse, bank and assets and to clarify that the proposed FFLs are adequate to address flood risk from all sources.

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