

Cerys Jones

From: North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>
Sent: 30 December 2020 11:52
To: Cerys Jones; Mared Rees-Jones
Subject: RE: CONSULTATION - GENERAL LETTER - App ref P/2020/0882 NRW:07140533

Dear Mared

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales on the above application, which we received on 23/12/2020.

From an initial review of the application, it is evident that the planning application proposes highly vulnerable development ("erection of detached dwelling"). 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, 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.

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

Tristan Williams
Cynghorydd Cynllunio Datblygu / Development Planning Adviser
Cyfoeth Naturiol Cymru / Natural Resources Wales

Yn sgil y datblygiadau diweddaraf rwy'n gweithio gartref ar hyn o bryd ac felly nid mewn cyswylt ar y ffôn. Os oes angen i chi gysylltu, anfonwch e-bost ataf os gwelwch yn dda a byddaf yn ymateb cyn gynted â phosib /In light of recent events, I am currently working from home and as such not contactable on the phone. If you need to get in touch, please email me and I will respond as quickly as possible.

Maes y Ffynnon, Bangor, Gwynedd, LL57 2DW
Siaradwr Cymraeg

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.

cyfoethnaturiol.cymru / naturalresources.wales

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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: Wed Dec 23 2020 14:12:57 GMT+0000 (Greenwich Mean Time)

To: North planning; North Planning Mailbox Queue; North Planning ;

Subject: CONSULTATION - GENERAL LETTER - App ref P/2020/0882

Please find attached document

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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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