



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-108905-K9N5
Eich cyf/Your ref: P/2019/0715

Maes y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd,
LL57 2DW

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Wrexham County Borough Council
The Guildhall,
Wrexham
LL11 1AY

24/03/2020

For the attention of Matthew Phillips

Dear Matthew,

**BWRIAD / PROPOSAL: AMENDMENTS TO DESIGN OF CONVERSION AND
EXTENSION PREVIOUSLY GRANTED UNDER CODE NOS.
P/2004/0361 AND P/2013/0801**

**LLEOLIAD / LOCATION: Bridgeman House, High Street, Bangor-On-Dee,
Wrexham (Minor)**

Thank you for re-consulting Natural Resources Wales (NRW) about the above, which was received on 10/02/2019.

Flood Defence Embankment

Notwithstanding our previous consultation response (dated 20/12/2019) we wish to reiterate our concerns regarding work to the flood defence embankment adjacent the property.

The planning submission does not appear to reflect the works that are occurring on site. Whilst the application does not include an access, it appears that a new access and boundary wall have been created (see attached photos) and as per our previous letter we advise this is removed and all use of the access is ceased.

We would request that the LPA provide written confirmation of their position with regards to enforcement action relating to the access due to the flood risk concerns associated with the works witnessed to date.

Should the applicant seek to incorporate these additional works into the planning application then we would expect the description and red line for the proposal to be amended. We would ask that you reconsult us on any amended application. It should be noted that we would have significant concerns with an amended scheme which included an access off the flood defence embankment.

With regards to the Flood Consequence Assessment (FCA) submitted, we note that it does not consider the potential for the proposal to compromise the integrity of the defence which also includes any unobstructed access required by NRW to inspect and maintain this important defence which protects the village of Bangor-on-Dee. However, we are not in a position to provide additional advice on the content of the FCA until the points raised above are clarified.

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, including environmental interests of local importance.

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.

Yn gywir / Yours faithfully,

Daniel Davies

Daniel Davies

Uwch Cynghorydd, Cynllunio Datblygu / Senior Advisor, Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales