

Cerys Jones

From: Matthew Phillips
Sent: 13 November 2019 15:21
To: planning_admin
Subject: FW: P/2018/0915 Brook Street - CAS-103762-V5M5

Please add as NRW response

From: Davies, Daniel [<mailto:Daniel.Davies@cyfoethnaturiolcymru.gov.uk>]
Sent: 13 November 2019 15:20
To: Matthew Phillips
Cc: North Planning
Subject: RE: P/2018/0915 Brook Street - CAS-103762-V5M5

Hi Matthew,

In response to the queries DFR have responded as follows. In relation to your query regarding the vulnerability they have responded as follows:

The proposals would introduce new HVD into a Development Advice Map (DAM) Zone C2 area, e.g. small area of new residential car parking, and numerous residential flats on the upper floors of an existing building.

The land uses from the NPPF in England are not relevant and the draft TAN 15 land use categories do not list a nightclub as HVD.

Therefore, the advice is unchanged in that respect. In relation to the two earlier questions:

NRW's advice is based on the scheme in its entirety rather than individual components of it, and the change of use of the upper floor conflicts with TAN15 advice. I trust that clarifies the matters you've raised. Let me know if I've missed something.

Thanks,
Dan

From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Sent: 01 November 2019 16:15
To: Davies, Daniel <Daniel.Davies@cyfoethnaturiolcymru.gov.uk>
Subject: P/2018/0915 Brook Street

Dan,

I have just spoken to the consultant who did the FAC for the above development and he has asked a couple of questions that I could do with some clarification on from the flood team.

Firstly, the permitted use of the upper floors of the exist building is as a nightclub, so his question was whether this would constitute a highly vulnerable use. Secondly, if yes to the first question, does that change the advice given?

Regards

Matthew Phillips

Planning Control Lead/Arweinydd Rheoli Cynllunio
Environment and Planning/Amgylchedd a Chynllunio
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