



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-111005-D1K3

Eich cyf/Your ref: P/2020/0162

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Wrexham County Borough Council
The Guildhall,
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02/04/2020

For the attention of Matthew Phillips:

Dear Matthew,

PROPOSAL: APPLICATION FOR VARIATION OF CONDITION 5 IMPOSED UNDER PLANNING PERMISSION P/2019/0369 FOR THE FINISHED FLOOR LEVELS OF ALL DWELLINGS APPROVED TO BE SET AT 150MM ABOVE THE ADJOINING GROUND LEVEL UPON WHICH THEY ARE BUILT

LOCATION: LAND AT GWYNANT, WREXHAM

Thank you for consulting Natural Resources Wales (NRW) about the above, which was received on 16/03/2020.

We have significant concerns with the application as submitted. We do not recommend your Authority varies condition 5 for the following reasons.

Flood Risk

In our response to planning application P/2019/0369, we noted inadequacies with the FCA and modelling approach and we specifically advised ground levels should be set 300mm above existing ground levels.

This application (P/2020/0162) seeks to vary condition 5 and provides no information to justify this change. The FCA produced by WSP for this application is dated Feb 2019 and has been amalgamated with a WSP technical note from October 2019, both of which were provided in support of the previous planning application P/2019/0369. No new or additional information has been provided. The applicant should provide further justification for the proposed variation of condition.

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.

Yn gywir / Yours sincerely,

Daniel Davies

Daniel Davies

Uwch Cyngorydd Cynllunio Datblygu / Senior Advisor, Development Planning

Cyfoeth Naturiol Cymru / Natural Resources Wales