



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-104801-D5Z5
Eich cyf/Your ref: P/2018/1028

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Wrexham County Borough Council
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12/12/2019

For the attention of Kevin Hughes

Dear Kevin,

**BWRIAD / PROPOSAL: EXTENSION AND CONVERSION OF EXISTING REAR
GARAGE TO FORM 2 NO. ONE BEDROOM HOLIDAY
ACCOMMODATION UNITS**

**LLEOLIAD / LOCATION: The Buck House Hotel, High Street, Bangor-On-Dee,
Wrexham**

Thank you for re-consulting Natural Resources Wales (NRW) about the above, which was received on 22/11/2019.

We have significant concerns with the proposed development as submitted. We recommend that you should only grant planning permission if the scheme can meet the following requirement. We would object if the scheme does not meet this requirement.

Requirement 1: A revised Flood Consequences Assessment (FCA) is required to demonstrate the risks and consequences of flooding can be managed to an acceptable level.

Flood Risk

The site lies entirely within Zone C1 as defined by the Development Advice Map (DAM) referred to under Technical Advice Note (TAN) 15 Development and Flood Risk (July 2004). Our Flood Map, which is updated on a quarterly basis, confirms the site to be located entirely within the 1% (1 in 100) annual exceedance probability (AEP) event flood outline.

The development proposal is for the change in use and extension of an existing garage, to form 2 holiday accommodation units. The proposals would therefore result in an increased land use vulnerability at the site, from its existing 'less vulnerable' land use, to 'highly vulnerable' land use. Ground floor bedrooms are also proposed as part of the development.

The planning application has now been supported by a Flood Consequences Assessment (FCA) prepared by Waterco (ref: w10866-190221-FCA.docx, February 2019). Having reviewed the FCA, we raise significant concerns with the application, as the FCA fails to demonstrate compliance with TAN15. We provide the following comments on the FCA:

- The FCA has considered a range of fluvial flood scenarios for the River Dee, including breach and blockage. It should be noted that the assessment is based on the Bangor on Dee Flood Risk Mapping study, which was developed in 2012. There is no assessment in the FCA of the validity of the hydrology/topographic data used within the model.

For this site, in order to demonstrate compliance with A1.14 of TAN15, we would expect the site to be designed to be flood free in the 1% AEP breach event with an allowance for climate change (a breach should not be considered a residual risk, as stated in the FCA). The FCA has only considered the 1% AEP breach event (i.e. without climate change), and therefore does not consider the appropriate design event. The FCA needs to be updated to include this scenario.

Nevertheless, based on the present day 1% AEP breach event, the FCA demonstrates that the site is expected to flood to a depth of between 0.23 m to 0.37 m. In terms of flood risk mitigation, the FCA states that floor levels should be set no lower than existing. Flooding of the building and parking would therefore be expected. Contrary to the statement provided in the 'Mitigation' section of the report, the FCA fails to comply with A1.14 of TAN15 on this basis. Given that the proposal would increase the land use vulnerability of the site, and that ground floor bedrooms are proposed, we would expect the entire site to be flood free in the 1% AEP breach event, including an allowance for climate change. The mitigation measures included within the FCA are therefore not appropriate. Again, we would reiterate that these flood depths are likely to increase when considering the impact of climate change.

We note that the FCA has also considered the undefended scenarios within the FCA. Such a scenario does not provide a realistic representation of flood risk at the site, and as outlined above, it is the breach scenario that should be considered as the design event.

- In respect to the impact of the proposals on flood risk elsewhere, we acknowledge that the extension is only 11 m² in area, and we agree that the proposal is unlikely to have a significant impact on flood risk elsewhere.
- The FCA does not fully quantify the potential flood depths and velocities expected for the site's access/egress route, and therefore fails to comply with A1.15 of TAN15. We advise that the North Wales Councils Regional Emergency Planning Service (NWCREPS) is consulted in order to get their views on the proposal.

Based on the above, we raise significant concerns with the application, as the FCA has failed to demonstrate compliance with A1.14 of TAN15. The FCA needs to be updated to consider the flood risk posed to the site in the 1% AEP breach event with an allowance for climate change, and also needs to demonstrate that the site is designed to be flood free in this event.

Requirement 1: A revised Flood Consequences Assessment (FCA) is required to demonstrate the risks and consequences of flooding can be managed to an acceptable level.

If no further information is submitted, or the revised FCA fails to demonstrate that the consequences of flooding can be acceptably managed over the lifetime of the development, then we object to this application and recommend that the application be refused. If, contrary to the requirements of TAN15, your Authority is minded to grant permission, we should be informed of all matters that influence this decision, prior to granting permission, allowing sufficient time for further representations to be made.

Protected Species

We note that the bat report submitted in support of the above application (Proposed Development on land at the Buck House Hotel, High Street, Bangor-on-Dee Preliminary Ecological Appraisal, Marches Ecology, February 2019) has identified that bats were not using the application site. However, we note the reasonable avoidance measures (RAMs) recommended in the report as part of a precautionary approach to the conversion of the garage building. We would welcome implementation of the RAMs.

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.

Advice for the Developer:

Pollution Prevention

All works at the site must be carried out in accordance with relevant Guidance for Pollution Prevention (which are available on the following website:

<http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>

Waste produced during construction

Waste produced during the construction phase of your development must be dealt with appropriately and be in line with all relevant waste legislation including Duty of Care Regulations and Hazardous Waste Regulations. As part of your waste duty of care you must classify the waste produced:

- before it is collected, disposed of or recovered
- to identify the controls that apply to the movement of the waste
- to complete waste documents and records
- to identify suitably authorised waste management options
- to prevent harm to people and the environment.

Any waste removed from site will be subject to waste management controls. The links below provide information on how to classify waste and register as a waste carrier or hazardous waste producer:

<https://naturalresources.wales/permits-and-permissions/waste/?lang=en>

<https://naturalresources.wales/permits-and-permissions/waste/waste-permits/?lang=en>

Further guidance can be found on the GOV website here:

<https://www.gov.uk/managing-your-waste-an-overview/duty-of-care>

Yn gywir / Yours faithfully,

Daniel Davies

Daniel Davies

Cynghorydd, Cynllunio Datblygu / Advisor, Development Planning

Cyfoeth Naturiol Cymru / Natural Resources Wales