

18/03/2019

For the attention of Sharon Holman:

Dear Sharon,

TOWN AND COUNTRY PLANNING ACT 1990
DEDDF CYNLLUNIO GWLAD A THREF 1990

PROPOSAL:

**TWO-STOREY REAR EXTENSION (TO REPLACE EXISTING CONSERVATORY),
SINGLE-STOREY LEAN TO SIDE EXTENSION AND GENERAL RE-MODELLING
LOCATION:**

Millbrook House, Overton Road, Bangor On Dee, Wrexham

Thank you for consulting Natural Resources Wales (NRW) about the above, which was received on 07/03/2019.

NRW does not object to the proposal, however we would provide the following advice.

Flood Risk

The application site lies within Zone C1 as defined by the Development Advice Map referred to under TAN 15 Development and Flood Risk (July 2004), and is shown to be located within the 1% (1 in 100) and 0.1% (1 in 1,000) annual probability event flood outlines on the NRW Flood Risk Map. The site lies within the historic flood outline for the 1964 River Dee flood event.

We note that the proposals are for alterations and an extension to the existing property.

Given the scale of the proposed development, and in the absence of a flood consequences assessment, we consider the risk could be acceptable subject to the developer being made aware of the potential flood risks, and advised to install flood-proofing measures as part of the development.

The developer can access advice and information on protection from flooding on the following websites:

- ODPM publication 'Preparing for Floods: Interim Guidance for Improving the Flood Resistance of Domestic and Small Business Properties' on the Planning Portal website: www.planningportal.gov.uk

- <http://www.naturalresources.wales/flooding/what-to-do-before-a-flood/?lang=en>

It should also be noted that the site is located within a Flood Warning Area (Bangor-on-Dee); it is therefore recommended that the applicant signs up to receive flood warnings. Further information about our Warning Service and how the applicant could create a Business Flood Plan can be accessed on our website at:

<https://cdn.naturalresources.wales/media/1894/business-flood-plan.pdf?mode=pad&rnd=131783831840000000>

Please do not hesitate to contact us if you require further information or clarification on any of the above.

Our comments above only relate specifically to matters that are listed in our 'Consultation Topics' document (September 2018) which is published on our website: (<https://cdn.naturalresources.wales/media/686847/dpas-consultation-topics-august-2018-eng.pdf?mode=pad&rnd=131819256840000000>). 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.

Yn gywir / Yours sincerely,

Daniel Davies

Daniel Davies

Cynghorydd Cynllunio Datblygu / Development Planning Advisor

Cyfoeth Naturiol Cymru / Natural Resources Wales