

## Cerys Jones

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**From:** Matthew Phillips  
**Sent:** 02 January 2019 13:58  
**To:** planning\_admin  
**Subject:** FW: P/2018/0560 - Rossett

Please add as NRW response

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**From:** Knowles, Ryan [mailto:Ryan.Knowles@cyfoethnaturiolcymru.gov.uk]  
**Sent:** 02 January 2019 09:52  
**To:** Matthew Phillips  
**Cc:** Davies, Daniel; Huws, Iwan  
**Subject:** RE: P/2018/0560 - Rossett

Good Morning Matthew,  
We'd like to confirm that our position remains unchanged. There will be minor changes to the Development Advice Map along Harwoods Lane to reflect historical flood risk information, but the site will remain that of Zone A and is not considered to be an area of high risk from fluvial flooding from the River Alyn.  
As previously advised, we would recommend that your colleagues acting as the Lead Local Flood Authority are consulted on this application to ensure that local flooding sources (pluvial) along with the site's surface water drainage arrangements are acceptable.

I hope of assistance.  
Regards,  
Ryan

### Ryan Knowles

Arbenigwr Technegol Datblygiad a Risg Llifogydd / Development and Flood Risk Technical Specialist

Cyfoeth Naturiol Cymru / Natural Resources Wales  
Ffordd Gaer, Bwcle, Sir y Fflint, CH7 3AJ / Buckley Office, Chester Road, Buckley, CH7 3AJ.  
Ffôn/Tel: 0300 065 3906

Dysgwyr Cymraeg

cyfoethnaturiol.cymru / naturalresources.wales

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**Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi**

**Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay**

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**From:** Davies, Daniel  
**Sent:** 21 December 2018 08:10  
**To:** Weston, Richard <Richard.Weston@cyfoethnaturiolcymru.gov.uk>; Huws, Iwan <Iwan.Huws@cyfoethnaturiolcymru.gov.uk>; Knowles, Ryan <Ryan.Knowles@cyfoethnaturiolcymru.gov.uk>  
**Cc:** Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>  
**Subject:** RE: P/2018/0560 - Rossett

Hi,

Matthew Phillips has been in touch in relation to the site off Trevalyn Way in Rossett, which we have previously responded to a local resident regarding.

The most recent response to Mr Filce was as follows (sent 5/12):

*Following further advice from Development and Flood Risk colleagues, I can confirm that our position remains unchanged. We are satisfied that as the site is completely within zone A (as per the Development Advice maps accompanying TAN15: Development and Flood Risk) fluvial/river flooding is considered too little or no risk to the development.*

*I would refer you to our consultation topics (<https://cdn.naturalresources.wales/media/686847/dpas-consultation-topics-august-2018-eng.pdf?mode=pad&rnd=131819256840000000>) which confirms that we provide comment on sites in zone C.*

Would we have any further comment to make in relation to the change in flood map (I know Iwan and Ryan agreed previously that the change in flood map resulting in C2 extending to cover part of the road didn't justify a change in our position)? Would we wish to make any comment regarding the ABI info? Apologies, but today is my last day in work until the 7<sup>th</sup> and Matthew needs a response in advance of the planning committee meeting on the 7<sup>th</sup>. If possible could someone respond to Matthew in my absence?

Thanks,

Dan

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**From:** Matthew Phillips <[Matthew.Phillips@wrexham.gov.uk](mailto:Matthew.Phillips@wrexham.gov.uk)>  
**Sent:** 20 December 2018 17:32  
**To:** Davies, Daniel <[Daniel.Davies@cyfoethnaturiolcymru.gov.uk](mailto:Daniel.Davies@cyfoethnaturiolcymru.gov.uk)>  
**Subject:** P/2018/0560 - Rossett  
**Importance:** High

Dan,

The attached map has been sent to us by an objector to the above planning application.

Can I have a comment on any proposed changes to the C2 zone in Rossett, whether it would result in any part of the application site being included and if any of the advice previously given would change?

The objector has also forwarded correspondence received from the Association of British Insurers – a copy of the body of the correspondence is also attached with personal information removed. Not sure whether you also want to comment on that as well – although from my perspective, NRW are the statutory consultee not the Association of British Insurers, therefore it is your advice we rely on when determining planning application, not whether the occupiers in the vicinity of the site are able to insure their properties or not.

Apologies for the short notice, but I am taking the application to committee on the 7<sup>th</sup> of January so if possible I would need a response before then!

Regards

**Matthew Phillips**

Planning Control Lead/Arweinydd Rheoli Cynllunio  
Environment and Planning/Amgylchedd a Chynllunio  
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam  
Telephone/Ffôn: 01978 298780

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn [www.wreccsam.gov.uk](http://www.wreccsam.gov.uk). Arbedwch bapur - meddyliwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y?i cyfeirir atynt yn unig. Am yr amodau llawn yngl?n â chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at [www.wreccsam.gov.uk/top\\_navigation/disclaimersw.htm](http://www.wreccsam.gov.uk/top_navigation/disclaimersw.htm)

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

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