



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-38768-X7C2

Eich cyf/Your ref: P/2017/0648

Maes y Ffynnon
Penrhosgarnedd
Bangor
Gwynedd
LL57 2DW

Ebost/Email: northplanning@cyfoethnaturiolcymru.gov.uk

Ffôn/Phone: 03000 654147

By email only:

planning_admin@wrexham.gov.uk

08/09/2017

Er sylw / For the attention of: Sharon Holman

Annwyl / Dear Ms Holman,

TOWN AND COUNTRY PLANNING ACT 1990

DEDDF CYNLLUNIO GWLAD A THREF 1990

**BWRIAD / PROPOSAL: DEMOLITION OF EXISTING EXTENSION AND ERECTION OF
NEW TWO-STOREY EXTENSION**

**LLEOLIAD / LOCATION: WEST ARMS HOTEL LLANRHAEDR ROAD LLANARMON
DYFFRYN CEIRIOG LLANGOLLEN**

Thank you for consulting Natural Resources Wales (NRW) on the proposed development above, which was received on 24th August 2017. We have no objection to the proposed development.

We have the following comments for your consideration:

Flood Risk

The site lies entirely within zone C2, as defined by the development advice map (dam) referred to under TAN15 Development and Flood Risk (July 2004). Our Flood Map information, which is updated on a quarterly basis, confirms the site to be within the extreme flood outline.

Given the scale of the proposed development, and in the absence of a flood consequence 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. These should focus on any flood proofing/mitigation measures which could be incorporated into the design. Examples include: raised finished floor levels, raised threshold, raised electrical sockets, non-return valves on water inlet and outlet pipes, concrete/tiled floors rather than wooden etc. Further information on flood resilient techniques can be found in the ODPM publication 'Improving the Flood Performance of New Buildings' This may be viewed on the following link;

<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

Advice on preparing a flood plan is available on the following link:

<https://www.gov.uk/government/publications/preparing-your-business-for-flooding>

Protected species

Our search did not identify any bats having been recorded in the local area; however, this does not exclude the possibility of their presence. As the proposed development involves a demolition, it may be necessary to consider the impact on any bat populations that may be present. We would therefore recommend referring this case to your ecologist to consider whether further surveys are required.

Foul drainage

We note that the application form had the septic tank option box ticked. However, your email dated 8th of September 2017 confirmed that this was done in error and the developer intends to connect to the mains sewer. This is in line with Government policy which states that, where practicable, foul drainage should be discharged to the mains sewer. Where this is not possible and private sewage treatment/disposal facilities are utilised, they must be installed and maintained in accordance with British Standard 6297 and Approved Document H of the Building Regulations 2000. Developers should also have regard to Welsh Office Circular 10/99 in respect of planning requirements for non-mains sewerage.

Pollution prevention

Works should be carried out in accordance with Guidance for Pollution Prevention 6: Working at Construction and Demolition sites. Care should be taken to prevent any pollution entering the River Ceiriog. Natural Resources Wales must be notified if any pollution enters the River by phoning the incident hotline on 03000 65 3000

Construction

Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily and in accordance with Section 34 of the Environmental Protection Act 1990. Carriers transporting waste from the site must be registered waste carriers and movement of any Hazardous Waste from the site must be accompanied by Hazardous waste consignment notes.

Our comments above only relate specifically to matters that are included on our checklist “Natural Resources Wales and Planning Consultations” (March 2015) which is published on our website: (<https://naturalresources.wales/planning-and-development/planning-and-development/?lang=en>). 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. The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other

permits/consents relevant to their development.

Please do not hesitate to contact us if we can be of any further assistance to you or if you wish clarification on the above.

Yn gywir / Yours sincerely,

Holly Tomlinson

Cynghorydd Cynllunio Datblygu / Development Planning Advisor

Cyfoeth Naturiol Cymru / Natural Resources Wales