

Philip Forster
Planning Officer
Wrexham County Borough Council
Guildhall
Wrexham
LL11 1AY

Date: 9th August 2017

Dear Mr Forster,

**CHANGE OF USE TO A1 (BEAUTY TREATMENT BUSINESS), INTERNAL ALTERATIONS
AND PROVISION OF NEW WINDOWS AND DOORS
46 BROOK STREET, WREXHAM, LL13 7LU**

Thank you for consulting us on the above application, which we received on the 1st August 2017.

We have no objection to the application, but have the following comments:

Flood Risk

The site lies entirely in Zone C2 as defined by Welsh Government's Development Advice Map (DAM) referred to in TAN15: Development & Flood Risk. Our Flood Map information confirms that the site lies within the extreme flood risk outline. Given the scale of the proposed development and recognising that the proposals will maintain a "less vulnerable" use of the property (see Figure 2 of TAN15), we offer no flood risk objections to the development proposals. However, the Applicant/Developer should be made aware of the potential flood risks and advised to install flood resistant and flood resilient measures into the property as part of the refurbishment works. Further advice and guidance can be found on the following websites:

<http://naturalresources.wales/media/681887/flood-guide-for-homeowners.pdf>

<https://nationalfloodforum.org.uk/>

Our comments 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/media/5271/150302-natural-resources-wales-and-planning-consultations-final-eng.pdf>). 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. Any site owner/developer 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.

We advise that in addition to planning permission, it is the applicant's responsibility to ensure that they secure all other permits/consents relevant to their development.

If you have any queries concerning the above, please contact me on the details below.

Yn gywir / Yours' faithfully,



Mr. GARETH THOMAS

Cynghorydd Cynllunio Datblygiad / Development Planning Adviser

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Deialu uniongyrchol/Direct dial: (0300) 065 3786 **Siaradwr Cymraeg / Welsh Speaker**



cc: CB Architectural Design info@cbarchitecturaldesign.co.uk