

Head of Environment and Planning
Wrexham County Borough Council
16 Lord Street
WREXHAM
LL11 1LG

10 March 2017

Er sylw / For the attention of: Kevin Hughes

Annwyl / Dear Mr Hughes

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

BWRIAD / PROPOSAL: ERECTION OF REPLACEMENT SHELTER AND FEED STORE,
RELOCATION OF EXISTING GATE, RE-ALIGNMENT OF EXISTING HEDGE AND ACCESS

LLEOLIAD / LOCATION: LAND NORTH OF PLAS DEVON COURT ROSSETT ROAD
COMMONWOOD WREXHAM

Thank you for consulting Natural Resources Wales (NRW) about the above, which was received on 10 February 2017.

NRW does not object to the proposal. In our opinion, as explained below, the proposal is not likely to adversely affect any of the interests listed.

Flood Risk

The application site lies within zone C2 as defined by the development advice map referred to under TAN15 Development and Flood Risk (July 2004).

However, given the scale and location of the proposed development, 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.

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:
<http://www.planningportal.gov.uk>

<http://www.environment-agency.gov.uk/static/documents/Research/AdvisoryCommentsfz2.pdf>

Protected Species

The applicant should be advised that should protected species be discovered at any stage during the works, all work should stop immediately and NRW contacted for further advice.

Please do not hesitate to contact me if you require clarification on the above.

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.

Yn gywir / Yours sincerely

Meryl Read

Meryl Read
Uwch-gynghorydd Cynllunio Datblygu / Senior Development Planning Advisor
Cyfoeth Naturiol Cymru / Natural Resources Wales