

Kevin Hughes
Planning Control Department
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

Date: 18th July 2017

Dear Mr Hughes,

**ERECTION OF U-SHAPED STABLE BLOCK (11.30 X 14.76M), TACK / WASH ROOM, FEED STORE, FREE STANDING HAY STORE & CONSTRUCTION OF MENAGE (20 X 12M) (ON LAND OPPOSITE FORMER GOLDEN GROVES INN)
GROVE HOUSE, LLYNDIR LANE, BURTON, ROSSETT, LL12 0AS**

Thank you for consulting us on the above application, which we received on the 28th June 2017.

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

Flood Risk

The site lies partially in Zone C2, as defined by Welsh Government's Development Advice Map referred to under TAN15: Development & Flood Risk. Our Flood Map information confirms that the site lies within the extreme flood risk outline.

The proposed development is to be located on land used formerly as car parking (associated with the former Golden Grove Inn). A detailed Flood Consequences Assessment (FCA) and Hydraulic Modelling exercise had been completed to support new residential development on the former public house site (located on land opposite to this current application site). Outputs from the assessment show that the site lies outside of the extreme 0.1% annual probability outlines. However, that study indicated that the existing car park area could be vulnerable to flooding in the event of blockage of the highway culvert structure, which is located on the south-western boundary of the site. The flooding on the site, under blockage flood conditions, is shown to be shallow in depth and of low flood hazard.

In our following advice, we have assumed that the site (i.e. the former car park) still benefits from a less vulnerable development use, as set out in Figure 2 of TAN15. Although a stable block is not specified in Figure 2 of TAN15, we would consider that it would constitute a "less vulnerable" development use. There is a case therefore that the proposals could be considered as "like for like" development in terms of development vulnerability. In their Design and Access Statement, the Applicant is proposing to raise the finished floor level of the stable building by 300mm above existing ground level. This measure aims to reduce flood risk to the development and prevent internal flooding of the stable building under blockage flood conditions. Such operations would

usually require land raising, and without mitigation could adversely affect flood risk elsewhere by reducing floodplain storage and/or interfere with flood flow routing. However, outputs from the FCA and Hydraulic Modelling Study, shows that there is a relatively large flood flow route established to the west of the development site, and therefore the existing site does not appear to be the main flood conveyance route. Therefore, and given the relatively limited scale of the development, we consider that the potential flood risks to and arising from the proposed development are considered acceptable.

Flood Risk Activity Permit

Please advise the Applicant that the Environment Permitting Regulations require them to obtain a Flood Risk Activity Permit from Natural Resources Wales for works and structures located in, under, over or within 8 metres of the bank top of the Golden Grove Drain (running parallel with the site) which is designated "main river". Further information and guidance is available on our website at <http://www.naturalresources.wales/permits-and-permissions/flood-risk-activities>

Environmental Management

Suitable treatment facility will need to be installed for disposing of wash water as only clean, uncontaminated surface water is to be discharged to surface water.

We note that a septic tank is proposed. However, there is no information regarding the number of people it will serve or where it will discharge. The applicant should be advised that the septic tank will need to be registered. Further advice is provided on our website:

<https://naturalresources.wales/permits-and-permissions/water-discharges/register-your-septic-tank-package-sewage-treatment-plant/?lang=en>

An appropriate exemption/permit may be needed if there is any contaminated water to be disposed of. Applicants should contact the Permit team at Natural Resources Wales for further information on this matter. The applicants should visit <https://naturalresources.wales/permits-and-permissions/water-discharges/?lang=en> for more information.

Manure and stable bedding heaps should be placed away from any watercourse to prevent pollution. If sited in fields, they should be placed at least 10 metres away from the watercourse.

The applicant should to adhere to GPP24 <http://www.netregs.org.uk/media/1413/gpp-24-final-3.pdf>

The importing of inert waste onto the site for storage or use in construction, maintenance or improvement works, for example hardcore, soils, must be registered with Natural Resources Wales under The Environmental Permitting (England and Wales) Regulations 2007 and comply with the conditions of the relevant permit. It should be noted that the registration of some exempt activities for the use of waste material for relevant works require a 25 working day consultation period. This is to allow assessment, determination and authorisation prior to commencement of any activity authorised under the relevant permit from The Environmental Permitting (England and Wales) Regulations 2007.

European Protected Species (EPS)

We advise liaison with your ecologist to discuss and agree the scope of any surveys required to support the application.

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

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