

Community Well-being and Development
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

Ein cyf / Our ref: je/CAS-35892-K7D4

Eich cyf / Your ref: P/2017/0566

Email:
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Er sylw/ For the attention of:
Sharon Holman

20/ 07/ 2017

Dear Ms Holman,

Mount Street Retail Park, Mount Street, Wrexham - Retro - P/2017/0566
Siting of sales kiosk (in retrospect)

Thank you for consulting Natural Resources Wales regarding the above proposal, received on 12/ 07/ 2017.

Natural Resources Wales has no objection to the scheme.

Flood Risk

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

In their Design and Access Statement (chapter 8), the applicant acknowledges that the proposals are located within a flood risk area and they have set out a number of measures that will/have been included into the development, which aim to reduce the consequences of flooding to the development. These are to be welcomed. Given that the proposals involve establishing new "less vulnerable" development (see Figure 2 of TAN15) on an existing car park (also considered to be "less vulnerable" development) the proposals will not change the development vulnerability of the affected land.

In view of this, and given the very limited scale of the proposed development, we confirm that we have no flood risk objections.

Foul Drainage

We advise that the applicant considers connecting to the foul sewer in the first instance. However, as the structure is deemed to be temporary (as it will be

removed at the end of the lease) and will not be permanently staffed, consideration of a chemical toilet is acceptable once the above foul sewer option has been investigated.

If a chemical toilet is to be installed, then a foul sewer or a centralised waste collection and disposal facility to dispose of chemical waste is required. No discharge can be made to the foul sewer without permission. Any waste is to be removed by an authorised person and relevant paperwork should be provided.

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.

Yours sincerely,

Joy Evans

Joy Evans
Development Planning Advisor