

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

31 March 2017

Er sylw / For the attention of: Matthew Phillips

Annwyl / Dear Mr Phillips

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

**BWRIAD / PROPOSAL: Two-Storey Extension and Formation of New Vehicular
Access and Laying Of Driveway**

LLEOLIAD / LOCATION: Cheshire Cheese, Overton Road, Penley, Wrexham

Thank you for consulting Natural Resources Wales (NRW) about the above, which was received on 16 March 2017.

We have significant concerns with the proposed development as submitted. We recommend that you should only grant planning permission if the scheme can meet the following requirement. We would object if the scheme does not meet this requirement.

Requirement: A Flood Consequence Assessment (FCA) is submitted which demonstrates that the proposals will meet the acceptability criteria within Technical Advice Note 15 (TAN15) Development and Flood Risk (2004).

Flood Risk

The site lies partially within 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 partially within the extreme flood risk outline. In addition, the updated Flood Map for Surface Water Flooding suggests that parts of the site are at risk of surface water flooding.

Although the existing property and the proposed extension, lie beyond the areas of the site considered to be at flood risk, we note that the new proposed access driveway spans the floodplain of Halghton Mill Brook. We have concerns that the proposed access route could result in land raising which could, without appropriate mitigation, adversely affect floodplain storage volumes and affect flood flow routes, which could increase flood risks locally. In

view of this, and as required by TAN15, a Flood Consequences Assessment should be submitted to support and inform development proposals at this site.

Requirement: A Flood Consequence Assessment is submitted which demonstrates that the proposals will meet the acceptability criteria within Technical Advice Note 15 (TAN15) Development and Flood Risk (2004).

If a FCA is not submitted, or any subsequent FCA fails to demonstrate that the consequences of flooding can be acceptably managed over the lifetime of the development, then the application should be refused in accordance with the requirements of TAN15.

The criteria for the FCA, which should normally be undertaken by a suitably qualified person carrying an appropriate professional indemnity, are given under section 7 and appendix 1 of TAN15. Prior to undertaking a FCA, the Applicant is advised to contact Ryan Knowles (Development & Flood Risk Engineer) on 0300 065 3905 or Ryan.Knowles@naturalresourceswales.gov.uk for additional advice and information on preparing a FCA which is appropriate to the scale and nature of the development.

Flood Defence Consent

The Applicant should also be advised that the prior written consent of Wrexham County Borough Council, who act as the Lead Local Flood Authority, may be required for any new structures affecting Halghton Mill Brook. They will need to be satisfied that any new structures affecting the watercourse are undertaken in a manner that minimises flood risk and environmental impacts. Further information and guidance is available on their website at:

http://www.wrexham.gov.uk/english/council/emergency_planning/ordinary_watercourse.htm

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

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Uwch-gynghorydd Cynllunio Datblygu /Senior Development Planning Advisor

Cyfoeth Naturiol Cymru / Natural Resources Wales