



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-31215
Eich cyf/Your ref: P/2017/0191

Ebost/Email: northplanning@cyfoethnaturiolcymru.gov.uk
Ffôn/Phone: 03000 65 3785

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

11 April 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: Conversation Area Consent to demolish car port and rear wall (within Holt Conservation Area) and construction of a new two storey rear extension, replacement windows, alterations to stone panelling and re-cladding of dormer windows

LLEOLIAD / LOCATION: 6 Fairview, Holt, Wrexham

Thank you for consulting Natural Resources Wales (NRW) about the above, which was received on 20 March 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 garden area of the application site lies partially within Zone C2 as defined by the development advice map referred to under TAN15 Development and Flood Risk (July 2004).

Given the scale of the proposed development and that no built development will extend into the flood zoned, , we consider the risk could be acceptable subject to the developer being made aware of the potential flood risks to the garden area. nationalfloodforum.org.uk/blue-pages/

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/>)

[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