

Janet Sutherberry
Planning Control Department
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

Date: 3rd December 2015

Dear Ms Sutherberry,

**REAR SUNROOM EXTENSION
5 AFONWEN, PONTFADOG, WREXHAM, LL20 7AP**

Thank you for referring the above planning application which was received on 1st December 2015.

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

The application site lies partially within zone C2 as defined by the development advice map referred to under TAN 15 Development and Flood Risk (July 2004).

Given the scale of the proposed development, and 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:
www.planningportal.gov.uk

However, please note that we have not considered possible effects on all species and habitats (including nesting birds) listed in Section 42 of the Natural Environment and Rural Communities (NERC) Act 2006, or on the Local Biodiversity Action Plan or other local natural heritage interests.

To comply with your Authority's duty under Section 40 of the NERC Act, to have regard to conserving biodiversity, your decision should take account of possible adverse effects on such interests. We recommend that you seek further advice from your Authority's internal ecological adviser and/or nature conservation organisations such as the local Wildlife Trust, RSPB, etc. The Wales Biodiversity Partnership's web site has guidance for assessing proposals that have implications for Section 42 habitats and species (www.biodiversitywales.org.uk).

The applicant should also be advised that, in addition to planning permission, it is their responsibility to ensure that they acquire all other permits/consents relevant to their development.

The applicant can also access general guidance in respect of pollution prevention, waste management, biodiversity and protected species from our website at www.naturalresourceswales.gov.uk.

I hope the above comments are of assistance however, if you have any queries please do not hesitate to contact me.

Yn gywir / Yours' faithfully,



Mr. GARETH THOMAS
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Deialu uniongyrchol/Direct dial: (0300) 065 3786 **Siaradwr Cymraeg / Welsh Speaker** 

cc: Andrew Design Service