

From: North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>
Sent: 21 December 2015 14:06
To: planning_admin
Subject: P/2015/0862 - Winifred Cottage, Whitchurch Road V2 - NRW Response
NRW:00960323

Dear Ms Sutherberry,

Thank you for your email relating to the above, which we received on 9th December 2015.

We thank you also for your Authority's confirmation that the existing site benefits from a "highly vulnerable" use, as per Figure 2 of TAN15: Development & Flood Risk. Based on this, we can conclude that the conversion of the Doctor's surgery to form a self-contained residential unit would represent a "like for like" development and maintain a "highly vulnerable" use for the building. As such, we are able to **remove our objection** to the development proposals.

We welcome the Applicant's commitment to incorporate flood proofing measures into the development. These measures have been outlined in the Applicant's limited Flood Consequences Assessment. Your Authority may deem it appropriate to incorporate an appropriately worded condition to ensure that these measures are implemented.

Further advice and guidance available at:

<http://www.naturalresources.wales/flooding/what-to-do-before-during-and-after-a-flood/what-to-do-before-a-flood/?lang=en>

Flood Warning & Evacuation

We would strongly advise that the future users of the property register their details with our free flood warning service so that they can receive appropriate flood warning. In addition, they are advised to develop a Flood Plan so they are better informed of knowing what to do before, during or after a flood event. Further information is available on our website at:

<http://www.naturalresources.wales/flooding/alerts-and-warnings/floodline-warnings-direct/?lang=en>

Kind regards,

Gareth Thomas
Development Planning Advisor, NRW
0300 065 3786

