



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-12362-T9W9
Eich cyf/Your ref: P/2015/0809

Llwyn Brain
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Sharon Holman
Planning Control Department
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

Date: 24th November 2015

Dear Ms Holman,

**PROPOSED NEW TWO-STOREY BUILDING TO FORM GARAGE WITH OFFICE OVER ON
EXISTING CAR PARK TO BE USED AS ANCILLARY ACCOMMODATION TO THE DAY
NURSERY
THE TOWERS NURSERY, LLANGOLLEN ROAD, TREVOR, WREXHAM, LL14 3SG**

Thank you for consulting us on the above application, which we received on the 30th October 2015.

We have no objection to the proposed development, but request that any approval includes the following conditions:

Flood Risk

The application site is partially within Zone C2 as defined in TAN 15 Development & Flood Risk (2004) and shown on Welsh Government's Development Advice Map. This is confirmed by Natural Resources Wales' Floodmap, which shows that the site is partially at risk of flooding in the 0.1% AEP and 1% AEP fluvial flood events. However, the flood risk modelling on which these outlines are based is relatively unsophisticated and the flood outlines clearly deviate from the line of the watercourse in this location. Therefore, while it is possible that there is a flood flow route down Tower Hill, the existing flood outlines may not accurately reflect the flood risk to the site.

Due to the scale and nature of the proposals, we have no objection on flood risk grounds. However, we would recommend that the applicant produces a limited Flood Consequences Assessment (FCA), so that they are aware of the potential flood risks to the proposed development and can consider appropriate flood proofing and mitigation measures which could be incorporated as part of the development.

We note that the Design & Access Statement indicates that the garage and office will be used as part of the business operation of the existing nursery. As such, we would request that your Authority may consider including a condition or obligation within any permission such that the building can not in future be converted to residential use without a further application or agreement for planning permission for change of use.

Surface Water

If the existing car park is hardstanding, the proposed development could increase the impermeable area of the site. We recommend that a condition is imposed to ensure that a scheme to dispose of surface water is submitted to and approved in writing by your Authority, to ensure effective management of surface water run-off resulting from the proposed development. As they fulfil the role of Lead Local Flood Authority, we recommend that you contact your Drainage Department for further advice in relation to this. We advise that any proposed scheme should ensure that run-off from the proposed development is reduced or will not exceed existing runoff rates. Details of adoption and management should also be submitted to ensure that the scheme/systems remain effective for the lifetime of the development.

We request that we are consulted on any details submitted for approval to your Authority to discharge these conditions and on any subsequent amendments/alterations (including any condition related to a surface water management scheme). We will usually limit our comments to reviewing the acceptability of the proposed discharge rate as well as the suitability of the discharge point / receiving watercourse.

Ecology

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).

Where a condition has been imposed which has been suggested by NRW or which meets NRW's objective, the Local Planning Authority should consult with NRW to secure compliance with the condition prior to its discharge. A copy of the subsequent decision notice would be appreciated.

Yn gywir / Yours' faithfully,



Mr. GARETH THOMAS

Swydddog Cyswllt Cynllunio / Planning Liaison Officer

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cc: Phil Higgins