

From: North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>
Sent: 06 July 2021 11:22
To: Cerys Jones; Mared Rees-Jones
Subject: RE: Consultation Letter P 2021 0611 NRW:07141223

Dear Mared,

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales on the above application, which we received on 01/07/2021.

Please be aware that flood risk is not the only matter we are considering in connection with this application. As such, please regard this email as an interim response to your consultation only. We will provide a full response to the application in due course.

From an initial review of the application, it is evident that the planning application proposes highly vulnerable development (7 dwellings). Our Flood Risk Map confirms the site to be within Zone C2 of the Development Advice Map (DAM) contained in TAN15.

We refer you to Section 6 of TAN15 and the Chief Planning Officer [letter](#) from Welsh Government, dated 9 January 2014, which affirms that highly vulnerable development and emergency services should not be permitted in Zone C2 (paragraph 6.2 of TAN15). The justification tests in paragraph 6.2 of TAN15 do not apply to highly vulnerable development or emergency services in Zone C2.

In the first instance, your Authority should make a planning policy decision on the application. Therefore, unless we receive written confirmation from your Authority that you believe there are overriding reasons to consider granting planning permission, despite the site's location within Zone C2, we do not intend to comment on the risks and consequences of flooding and we would advise that your Authority should refuse the planning application on planning policy grounds.

Please could you therefore notify us at the earliest opportunity, if you believe there are overriding reasons to consider granting permission and afford us additional reasonable time to review any FCA

I trust this advice is clear but should you have any queries, please contact us. Otherwise, we will provide a substantive response within our normal standard of service.

Kind regards,

Tristan

Tristan Williams
Cynghorydd Cynllunio Datblygu / Development Planning Adviser
[Cyfoeth Naturiol Cymru](#) / Natural Resources Wales

Yn sgil y datblygiadau diweddaraf rwy'n gweithio gartref ar hyn o bryd ac felly nid mewn cyswylt ar y ffôn. Os oes angen i chi gysylltu, anfonwch e-bost ataf os gwelwch yn dda a byddaf yn ymateb cyn gynted â phosib /In light of recent events, I am currently working from home and as such not contactable on the phone. If you need to get in touch, please email me and I will respond as quickly as possible.

Maes y Ffynnon, Bangor, Gwynedd, LL57 2DW
[Siaradwr Cymraeg](#)

Yn falch o arwain y ffordd at ddyfodol gwell i Gymru trwy reoli'r amgylchedd ac adnoddau naturiol yn gynaliadwy.

Proud to be leading the way to a better future for Wales by managing the environment and natural

resources sustainably.

cyfoethnaturiol.cymru / naturalresources.wales

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Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi.
Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.

----- Original Message -----

From: Cerys.Jones@wrexham.gov.uk <cerys.jones@wrexham.gov.uk>;

Received: Thu Jul 01 2021 12:52:44 GMT+0100 (British Summer Time)

To: North planning <northplanning@cyfoethnaturiolcymru.gov.uk>; North Planning Mailbox Queue <northplanning@cyfoethnaturiolcymru.gov.uk>; North Planning <northplanning@cyfoethnaturiolcymru.gov.uk>;

Subject: Consultation Letter P 2021 0611

Cerys Jones

Cynorthwydd Cymorth Busnes / Business Support Assistant

Cynllunio a Rheoleiddio / Planning and Regulatory



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I wneud taliad ar gyfer Gwasanaeth Cynllunio os gwelwch yn dda cliciwch ar y ddolen isod: -

www.wreccsam.gov.uk/ffioeddcynllunio

To make a payment for a Planning Service please click on the link below:-

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Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wreccsam.gov.uk. Arbedwch bapur - meddyliwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y?i cyfeirir atynt yn unig. Am yr amodau llawn yngl?n ? chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wreccsam.gov.uk/top_navigation/disclaimersw.htm

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

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