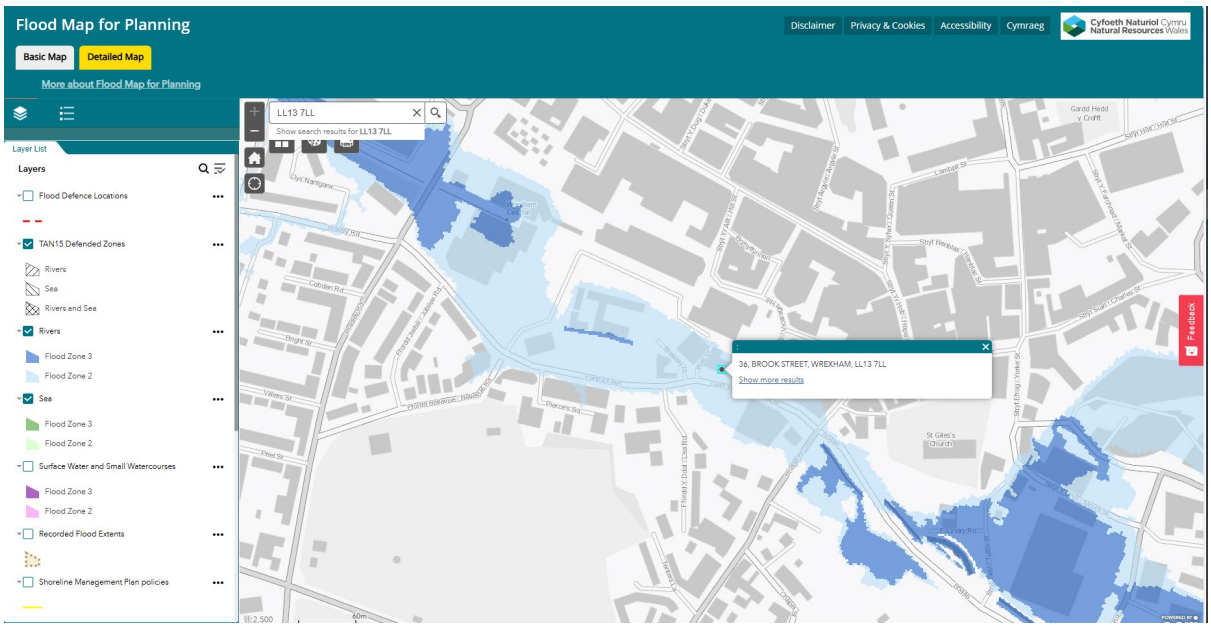
Amended FCA: 36 BROOK STREET, WREXHAM, LL13 7LL

In response to the LLFA's initial concerns about a ground floor residential dwelling which would be most at risk during a flood event – there is now proposed no residential accommodation at ground floor, the existing commercial remains with the addition of cycle/refuse storage at ground floor.

The application is the change of use of an existing mixed use property into Commercial and Three Apartments. There is currently residential accommodation on the upper floors, and it is proposed to retain the status quo with the existing commercial space at ground floor/yard reconfigured to create bike and refuse storage. Upper floors to be divided to create apartments.

The Welsh Government Development Advice Map shows that the site is located within Flood Zone 2 – an area considered to be at flood risk, but served by significant infrastructure, including flood defences. The combined 0.1% risk of flooding from rivers and the sea including climate change.



There are no records of past flooding affecting the site.

No additional building footprint is proposed, and the reconfiguration of existing residential accommodation space in the upper floors of this building will therefore not remove flood storage space from the floodplain.

The building is existing and functions as habitable residential accommodation on the upper floors, it is however proposed to undertake flood resilience and resistance measures as follows:

<u>Flood Warnings & Evacuation</u>

Flood warnings cover this area. Residents will be advised to register to receive flood warnings. Flood warnings is a free service that provides prior warning of a fluvial/ pluvial flood event. Sign up to receive flood warnings (naturalresources.wales)

The property owner/management body will prepare a flood plan to inform residents of the flood risk and to provide advice on what to do in the event of a flood. The flood plan should include details of a

safe evacuation route to be used during a flood event (see Flood Plan below). Safe evacuation is available by heading north to Vicarage Hill or south on Lea Road, an area shown outside of the flooding extents on NRW mapping.

Residents should not evacuate the building into flood water unless instructed to do so by the emergency services.



Justification

In accordance with TAN 15, highly vulnerable development will be justified in Flood Zone 2 if it can be demonstrated that:

i) Its location is necessary to assist, or be part of, a local authority regeneration initiative or a local authority strategy to sustain an existing settlement: or,

ii) Its location is necessary to contribute to key employment objectives supported by the local authority, and other key partners, to sustain an existing settlement or region and,

iii) It concurs with the aims of PPW and meets the definition of previously developed land and,

iv) The potential consequences of a flooding event for the particular type of development have been considered, and in terms of the criteria contained in sections 5 and 7 and appendix 1 of TAN15 found to be acceptable.

With reference to point i) the proposed reconfiguration of existing residential accommodation space in the upper floors makes use of and continues the use of an existing building used for residential accommodation, with commercial at ground floor. The development proposes to create affordable accommodation, and it's continued use will support regeneration of the area.

Point iii) the use concurs with the aims of PPW and is not a greenfield site. Refurbishment of this building would not introduce highly vulnerable development into a flood zone, it is already used for residential on the upper floors. The TAN15 section 11 test should be considered as satisfied, as the consequences of flooding have been considered and acceptable.

Point iv) Planning authorities should prioritise any types of development on brownfield land in the TAN 15 Defended Zones, which this site is. This area of Wrexham is an area set for regeneration and renewal, as such Communities in such areas should be supported to remain viable and vibrant, and resilient to flooding.