

From: flooding
Sent: 06 October 2023 14:15
To: planning
Subject: P/2023/0593: Land at Lower Berse Farm, Bersham, Wrexham, LL14 4HP

Dear Sir/Madam,

I am contacting you in response to a planning application, P/2023/0593: Land at Lower Berse Farm, Bersham, Wrexham, LL14 4HP which was recently submitted to the planning department. This is due to the proximity of the site to two watercourses and known flooding issues in the immediate proximity of the site. The Flood and Water Management Team does not appear to have received an invite to respond to the consultation, but we ask that you still please consider the points below.

SAB Approval

In line with the implementation of Schedule 3 of the Flood and Water Management Act 2010, which was enacted by the Welsh Government in January 2019, this development will require approval from the SuDS Approving Body (SAB) before construction can begin. The Flood and Water Management Team would encourage the developer to engage with the team on this at the earliest opportunity to avoid delay.

Ordinary Watercourse Consents

We will discuss the ordinary watercourse consents needed for the culverts proposed in this development during the SAB process.

On Site Flood Risk

The majority of the site sits in Flood Zone A for fluvial flood risk. The Flood and Water Management Team has no objections to development in this flood zone. However, there are pockets of the site that are designated as Flood Zone C2 and have a known history of flooding. The Flood and Water Management Team welcomes that the developer intends to preserve the current flood storage to the north east of the site and that no development is proposed in this flood zone in line with the guidance.

The Flood and Water Management Team note that the developer references surface water flooding in low points on the site. These are areas that frequently hold surface water on the site as known through the testimony of local residents. We ask that the developer notes that these areas are shown to be of high surface water flooding risk and that the appropriate consideration is given to these areas and the volumes of water generated in the SuDS Approving Body (SAB) Application.

The developer correctly notes that there have been no reports of surface water flooding parts of the proposed development site. However, surface water generated on site has been known to flood properties outside the site. Notably, testimony to the Flood and Water Management Team suggests that the bridleway can funnel water from the site on to Homestead Lane. This has also been known to impact the traveller site on Homestead Lane. We ask that the developer considers this if any improvements to the bridleway are proposed given that the SAB requirement is to maintain or help to alleviate downstream flood risk.

The Flood and Water Management Team believes that groundwater flood risk has been adequately considered given the high water table level within the site boundary.

Wastewater Treatment Works

The Flood and Water Management Team strongly objects to the proposed inclusion of a wastewater treatment works in this location. Whilst the team are not the responsible risk management for sewerage flooding or the main river, we would be greatly concerned about the consequences of its failure on the health of the ecosystem of the River Clywedog.

Kind regards,

Cathryn Hughes
Swyddog Llifogydd Dros Dro
Temporary Flood Officer

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Wrexham County Borough Council, Environment & Technical Department, Abbey Road South, Wrexham Industrial Estate, Wrexham LL13 9PW



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