

Matthew Phillips

From: flooding
Sent: 17 January 2024 15:31
To: Matthew Phillips
Cc: Kevin Edwards; JamesM Davies
Subject: Flood Team Concerns - P/2023/0852
Attachments: FCA Extract.pdf

Hi Matthew,

As discussed with you on Monday 15th January and today, Wednesday 17th January 2024, the Flood and Water Management Team still have outstanding concerns in relation the reserved matters to be discharged under P/2023/0852.

The Flood and Water Management Team note that the documents that have been submitted for the discharge of this condition relate to the surface water attenuation basin approved by the SuDS Approving Body (SAB). We note that this basin would be unsuitable for a 1 in 1000 year rainfall event. This is because it is only designed to attenuate the surface water generated by the site in a 1 in 100 year storm event +40% to account for climate change. During a 1 in 1000 year event, this basin would likely have exceeded its capacity and would be unable to accommodate any water which is sourced from outside of the site boundary. Therefore, the Flood and Water Management Team do not consider this to be a suitable destination for the water from the raised blockage scenario in the specified storm event.

To satisfy that flood risk would not impact an existing or proposed property we would like to seek clarity from the developer on the following points:

- In a 1 in 1000 yr event, it is likely that the surface water attenuation approved by the SuDS Approving Body would already be at capacity, if not be exceeded, by the surface water generated on site. Would the topography in the proposed public open space accommodate this as well as flood water from outside of the site boundary without impacting a property?
- As this is a flow of water from the River Alyn, any flood attenuation would likely be exceeded within a number of hours if the blockage triggering the scenario cannot be removed. What would be the proposed method to remove this water from the site given that the surface water pump is designed to operate for the 1 in 100 year storm event? If it is the case that the pump will be utilised, can the developer prove that the pumping station will be operational and not in flood during the 1 in 1000 year storm event?
- The flood scenario, outlined in the Flood Consequence Assessment, shows that the flood water from a blockage at the Chester Road Highways Bridge would travel from the River Alyn, along Alyn Drive and along Trevalyn Way. The floodwater will then enter the proposed development on the southern parcel adjacent to No.19 and No.21 Trevalyn Way before flowing northwards across Rossett Road into the northern parcel. We note that large woody debris is often present in the River Alyn during flood events and such a blockage would not be improbable. Can the developer satisfy that no water will threaten properties in the northern parcel given the proposed flow scenario that they have suggested? Is it assumed that flow will be directed to the public open space using the road layout as it is unlikely that the SAB features would have the capacity to sufficiently direct the water.

In addition, it is the position of the Flood and Water Management Team that the developer should also seek further advice from Natural Resources Wales (NRW) in regards on how to protect this development from the flooding scenario outlined in the Flood Consequence Assessment. This is because the flooding source is a main river for which NRW is the relevant risk management authority as outlined by the Flood and Water Management Act 2010.

If you require any further information, or wish to seek clarity on any of the above, please contact the team via flooding@wrexham.gov.uk.

Kind regards,

Cathryn Hughes
Swyddog Llifogydd
Flood Officer

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