

Matthew Phillips

From: Richard Nicholas <richardnicholas@betts-associates.co.uk>
Sent: 17 January 2024 17:28
To: Stuart Andrew
Cc: Rob Ankers
Subject: RE: Flood Team Concerns - P/2023/0852
Attachments: HYD554-RossettRoadRossett-DK-NRW-11-L02.pdf; NRW-4930643.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good Afternoon Stuart,

The 0.1%AEP+CCA+blockage scenario (1 in 1000yrRP) that was shown to impact site (in the FCA and HM reports) was dealt with in discussion with NRW subsequent to the submission of the FCA and HM report.

We liaised with NRW on the matter regarding this extreme blockage scenario and made amendments to the model (sensitivity relating to grid size). We submitted a letter to NRW identifying our findings dated 22nd October 2021 (attached), this confirmed that the site was not affected by this event, therefore no mitigation was required. NRW reviewed the letter and then requested the model to interrogate in full detail. They responded to the LPA in a letter dated 18th January 2022 (attached) confirming that the matter was resolved and that the site was shown not to be impacted by this fluvial flood event. The FCA/HM report was not subsequently updated to reflect this as the model itself was reviewed and approved by NRW. This correspondence was from NRW > WCBC (attached); from review of the decision notice, Condition 2 is not required as there is no requirement for a fluvial flood basin.

I have seen the comments raised by Cathryn Hughes the Flood Officer (below) and these make sense based on the condition wording and the FCA, however I would suggest that she has not been provided with the NRW response (attached) confirming that NRW are satisfied that the site is not impacted by the 0.1%+CCA+blockage event. The comments are all valid on the basis of the FCA/HM report, however the further work completed and approved by NRW not captured in an updated FCA/HM report mean the points are mute as there is no impact in this extreme fluvial event on the site.

Notwithstanding that, there is incidentally additional storage opportunity within the southern POS beyond the stormwater storage attenuation requirements (100yr+40%CCA) due to the topography.

Kind regards

Richard Nicholas BEng(Hons) MSc MBA GMICE MCIWEM
Director

BETTS HYDRO

Consulting Engineers

Old Marsh Farm Barns, Welsh Road, Sealand, Flintshire, CH5 2LY
Chester +44 (0)1244 289041
Mobile +44 (0)7977 211392

richardnicholas@betts-associates.co.uk
www.betts-associates.co.uk

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From: Stuart Andrew <stuart.andrew@castlegreenhomes.uk>
Sent: Wednesday, January 17, 2024 4:14 PM
To: Richard Nicholas <richardnicholas@betts-associates.co.uk>; Rob Ankers <robankers@betts-associates.co.uk>
Subject: FW: Flood Team Concerns - P/2023/0852

FYI



Stuart Andrew
Design & Planning Director

t: 01745 536677 | ddi: 01745 536675 | m: 07712 889986
w: www.castlegreenhomes.uk
a: Unit 20, St Asaph Business Park, St Asaph, Denbighshire, LL17 0LJ

  

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From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Sent: Wednesday, January 17, 2024 3:33 PM
To: Stuart Andrew <stuart.andrew@castlegreenhomes.uk>; Sean McBride <sean.mcbride@castlegreenhomes.uk>
Subject: FW: Flood Team Concerns - P/2023/0852

Hi both,

Further to the emails earlier in the week and the discussion I had with Stuart on Monday, please see below from the Flood Officer.

Regards

Matthew Phillips

Pennaeth Gwasanaeth, Cynllunio, Rheoli Datblygu/Head of Service, Planning Development Management
Economi a Chynllunio/Economy and Planning



 01978 298780
 Cyngor Bwrdeistref Sirol Wrecsam, Neuadd y Dref, Wrecsam, LL11 1AY
 Wrexham County Borough Council, Guildhall, Wrexham, LL11 1AY
 wrexham.gov.uk | wrecsam.gov.uk
 twitter.com/wrexhamcbc | twitter.com/cbswrecsam
 facebook.com/wrexhamcouncil | facebook.com/cyngorwrecsam

From: flooding <flooding@wrexham.gov.uk>
Sent: 17 January 2024 15:31
To: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>

Cc: Kevin Edwards <Kevin.Edwards@wrexham.gov.uk>; JamesM Davies <JamesM.Davies@wrexham.gov.uk>
Subject: Flood Team Concerns - P/2023/0852

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

BSc (Hons) Earth and Environmental Science, MSc Sustainable Water Management.



01978 729639 or 07789 745497

Cyngor Bwrdeistref Sirol Wrecsam, Adran Amgylchedd a Thechnegol, De Ffordd yr Abaty, Ystad Ddiwydiannol Wrecsam, Wrecsam LL13 9PW

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

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