

Eich Cyf/Your Ref: P/2024/0003

Ein Cyf/Our ref: N/A

Dyddiad/Date: 05/02/2024

Gofynner am/Ask for: Cathryn Hughes

Rhif Cyswllt/Contact No: 01978 729639

E-bost/E-mail: flooding@wrexham.gov.uk

Dear Gwyn,

**NEWID DEFNYDD O GANOLFAN ARDDIO I IARD GLUDIAN / CHANGE OF USE FROM
GARDEN CENTRE TO HAULAGE YARD
CARLTON GARDEN CENTRE PINFOLD LANE LLAY INDUSTRIAL ESTATE LLAY**

Grid Ref: E 333075.17 N 356216.59

The Flood and Water Management Team do not object to the proposed change in land use, but we have some concerns that we would like to see addressed before full planning permission approval is granted.

The Flood and Water Management Team note that surface water from the access road will be discharged via a gully on the access route directly to an unnamed ordinary watercourse. We do not believe that this is sufficient pollution mitigation to protect the ordinary watercourse from sediment pollution and vehicular oils as both can present a harmful impact to the riverine environment. We would recommend that a catch pit is installed to mitigate against this pollution. This would also need to be duplicated before the buffer tank to prolong the life of the tank and reduce the maintenance frequency.

In regards to flood risk, the Flood and Water Management Team note that the buffer tank has an overflow into a surface water pipe which will be replaced as a part of the work. We do not consider this to increase any flood risk within the area or downstream as the established drainage on the site likely already utilised this method of discharge. We recognise and welcome that the water to be stored in this buffer tank is intended for reuse and would therefore count as a reduction in the volume of surface water to be discharged from the site.

The Flood and Water Management Team note the close proximity of the development to a culvert under the B5102 Llay Road for which Wrexham County Borough Council hold responsibility. We ask that no boundary fence is erected which will impede the council's access to this culvert. This will include machinery access from the B5102 and a right of access to inspect the condition of the culvert in our role as a Lead Local Flood Authority. Should the culvert become blocked or fail due to a lack of available access, we note the likelihood of a flood consequence to the existing downstream residential properties.

In addition, the Flood and Water Management Team note that the changes proposed to the site, namely to the removal of a building and a change in the drainage layout, would constitute a drainage implication. Therefore, under Schedule 3 of the Flood and Water Management Act 2010 in relation to redevelopment, the change of use will require SAB approval before works can begin on site.

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.

Yours sincerely,
Cathryn Hughes
Flood and Water Management Team
Environment and Technical Department
Wrexham County Borough Council