

Eich Cyf/Your Ref: P/2023/0852
Ein Cyf/Our ref: SAB/FUL/2023/0803
Dyddiad/Date: 15/01/2024
Gofynner am/Ask for: Cathryn Hughes
Rhif Cyswllt/Contact No: 01978 729639
E-bost/E-mail: flooding@wrexham.gov.uk

Dear Matthew,

**Site: LAND TO THE NORTH AND SOUTH OF LANE FARM ROSSETT ROAD Wrexham
Planning Consultation: DISCHARGE OF CONDITION 2 (FLOOD) OF PLANNING
PERMISSION P/2021/0110**

The Flood and Water Management Team do not object to the proposed discharge of Condition 2 (Flood) of the reserved matters for the above development.

The Flood and Water Management Team would like to note that it does not consider the primary purpose of the basin in the southern parcel of the development to be flood attenuation. As outlined by the details submitted to the SuDS Approving Body (SAB), the primary function of this basin is to store the surface water generated within the site boundary before it is pumped offsite to the River Alyn. However, we note that, should flood water from the River Alyn breach the site from across Harwoods Lane, the flood water will be encouraged into the basin by the surrounding topography. If the basin is full, the floodwater will continue to sit at the southern end of the site, but we have seen no evidence that this will affect the proposed properties nearest to the basin. This water will then be pumped back out into the River Alyn when river conditions allow using the surface water infrastructure approved by the SAB.

We note that the developer has submitted document "CAS02 - 106 - C - Southern Land Parcel - Flood Exceedance Routing Plan" to the SAB which illustrates the consequences of a complete failure of the pumping station and the backing up of the surface water system. This document will accompany this response for the reference of the LPA. Note that the model assumes a complete failure of the pump and assumes that no infiltration will occur on site. The flood exceedance route indicates that only Plot 77 would be at risk of flooding in this unlikely scenario and the team consider this risk to be low.

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