

Eich Cyf/Your Ref: P/2023/0852
Ein Cyf/Our ref: SAB/FUL/2023/0803
Dyddiad/Date: 02/02/2024
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**

Upon reviewing all of the information that is available, and following our email of 16/01/2024 raising our concerns regarding the site, the Flood and Water Management Team consider that Condition 2 (Flood) of Planning Permission P/2021/0110 is not needed. This is because the developer has sufficiently proven that blockage of the River Alyn, under the Chester Road Bridge, would not cause a significant flooding impact to the development site. Thus, a flood attenuation basin is not needed.

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