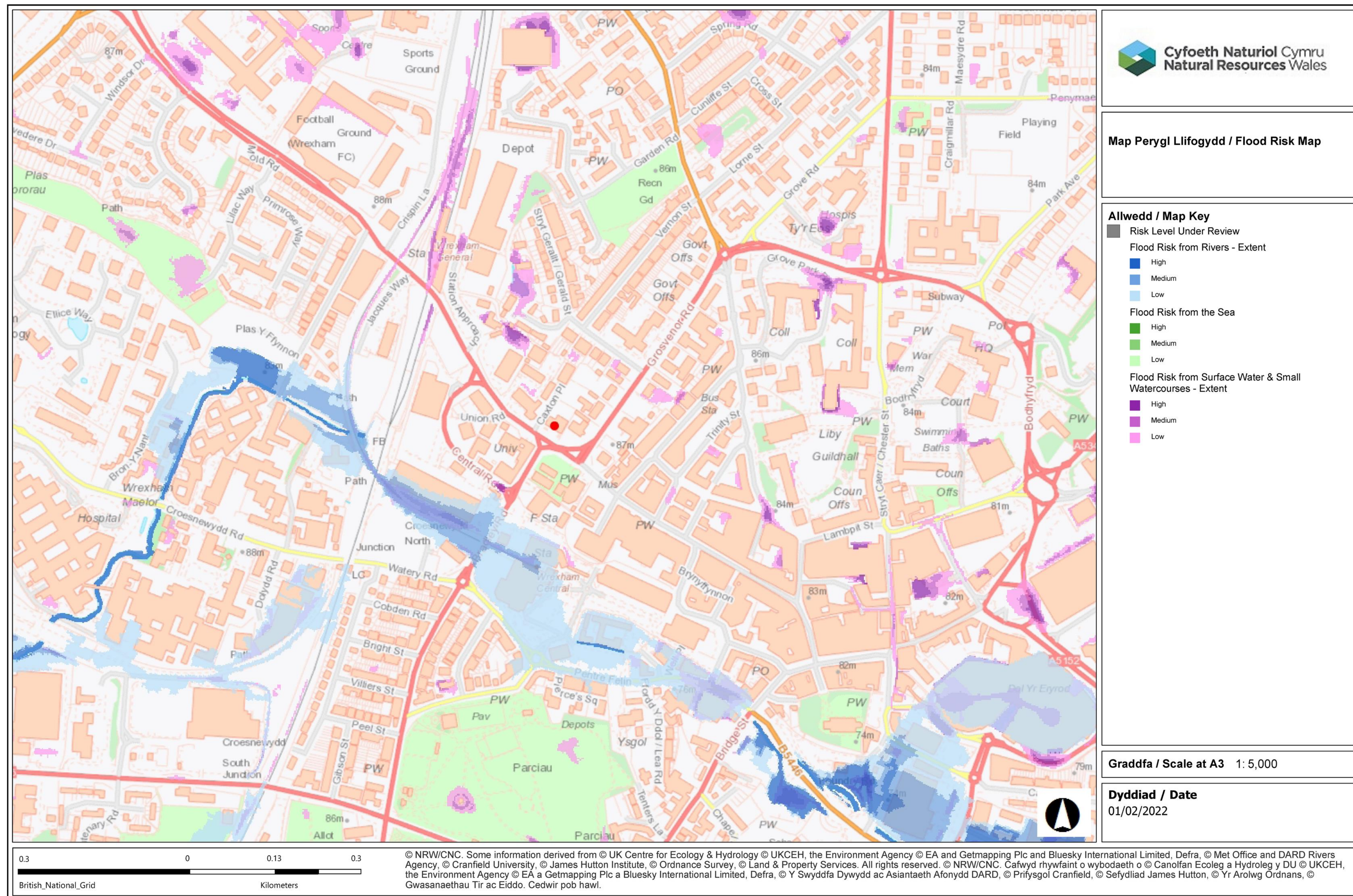




2/1/22, 1:10 PM

Check your flood risk - Results

<https://check-your-flood-risk.naturalresources.wales>

01/02/2022 13:10

Flood risk report for the area within 10 metres of:

VALUATION OFFICE AGENCY, NORTH WALES GROUP, REGENT HOUSE, REGENT STREET, WREXHAM, LL11 1PR

Very low risk

Flooding from rivers

Risk less than 0.1% chance each year

Very low risk

Flooding from the sea

Risk less than 0.1% chance each year

Very low risk

Flooding from surface water and small watercourses

Risk less than 0.1% chance each year

The risk levels are: High, Medium, Low and Very low.

This area:

- Does not benefit from flood defences
- Has no recorded flooding

This risk level takes into account the effect of any flood defences that may be in this area. Flood defences reduce, but do not completely stop the chance of flooding as they can be overtopped or fail.

Please note

We cannot give the flood risk for individual buildings because this depends on building features and other local factors like drainage conditions.

[https://check-your-flood-risk.naturalresources.wales/home/GetRiskLevels?rnd=1643721037936&postcode=LL11 1PR&address=VALUATION OF...](https://check-your-flood-risk.naturalresources.wales/home/GetRiskLevels?rnd=1643721037936&postcode=LL11%201PR&address=VALUATION%20OFFICE%20AGENCY%20NORTH%20WALES%20GROUP%20REGENT%20HOUSE%20REGENT%20STREET%20WREXHAM%20LL11%201PR)

1/1



PART CHANGE OF USE PLANNING DRAWING



DRAWING TITLE:	DATE:
FLOOD RISK MAP & INFO	11/02/2022
CLIENT:	SCALE:
OSBORNE HOUSE LTD	AS SHOWN @ A1
PROJECT:	FILE NAME:
GROUND FLOOR, UNIT 2 CHANGE OF USE	PLANNING01
REGENT HOUSE, REGENT STREET, WREXHAM LL11 1PR	DRAWN BY:
	RAJ
DRAWING NO:	REV:
806.4QBH200/05	-

PART CHANGE OF USE (Ground Floor Unit 2) TO RESTAURANT WITH TAKEAWAY (A3) - REGENT HOUSE, WREXHAM LL11 1PR
FLOOD RISK MAP & INFO