

Oaktree Environmental Limited

Lime House, Road 2
Winsford, Cheshire, CW7 3QZ

Tel: 01606 558833

Peter Miller
ASH Waste Services

BY EMAIL ONLY **Date:** 22 August 2021

Our Ref: 426-009-02-CGv1

Dear Peter

**Proposed new maintenance and office buildings at Redwither Road, Wrexham Industrial Estate,
Wrexham, LL13 9RD – Flood Risk**

1. Please find at Annex I to this letter the flood risk mapping information for the proposed new maintenance and office buildings at Redwither Road, Wrexham Industrial Estate, Wrexham, LL13 9RD. The proposed development block plan is reproduced also at Annex I to this letter.
2. The site is in the catchment of the Redwither Brook which flows generally north west to south east adjacent to the south western boundary of the site. The Redwither Brook is the principal source of flood risk to the site. The site is not at risk of flooding from the sea. The site is not within the maximum extent of any area which may be at risk due to reservoir flooding. The site is not shown as being within the extent of a historic flooding event.
3. As you will see the site comprises less than a 1 in 1,000 annual probability of flooding from rivers or the sea with the exception of the south western corner of the site to the south of the access road. The south western corner of the site generally is shown as comprising a medium risk of flooding or land assessed as having between a 1 in 100 and 1 in 30 annual probability of flooding due to rivers or the sea. As you are aware the ground elevation of the south western corner of the site is lower than that of the remainder of the site which comprises the concrete surface. The proposed development is within the boundary of the existing waste transfer station hence the proposals do not comprise a new development. No development, storage of materials or alterations to existing ground levels are proposed in the south western corner of the site as part of the development.
4. The site is shown as comprising less than a 1 in 1,000 annual probability of flooding due to surface water and with the exception of a very small area to the north of the existing buildings at the site.



5. No flood defences, areas benefiting from flood defences or flood storage areas are shown at or in the immediate vicinity of the site.
6. The proposed buildings will be constructed on an area which comprises currently either existing buildings or an impermeable surface. It is therefore considered that the new buildings will not increase the rate or volume of surface water runoff discharged from the site compared with the current situation.
7. Based on the information above and at Annex I to this letter the site The proposals do not comprise a new development and the development area is considered to be at little or no risk of fluvial or tidal/coastal flooding. Therefore, in consistent with the Planning Policy Wales Technical Advice Note 15 there is no need to consider flood risk further in the context of the proposed development.

I trust that the information in this letter is of assistance to you Should you have any queries please do not hesitate to contact me

Yours sincerely



Chris Greenwood | BSc MSc CGeol FGS
Principal Consultant

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Annex I to the letter to Peter Miller dated 22 August 2021

Proposed development block plan

Flood risk mapping in respect of the proposed development area obtained from the Flood Risk Wales Map accessed on 22 August 2021 [Geocortex Viewer for HTML5 \(cyfoethnaturiolcymru.gov.uk\)](https://geocortex.cyfoethnaturiolcymru.gov.uk/html5/)





SURVEY STATIONS				
Name		Easting	Northing	Height
S1		338262.967	349413.005	25.070
S2		338287.314	349422.878	25.913
S2A		338292.083	349456.473	25.954
S2B		338266.964	349437.271	25.575
S3		338304.910	349411.563	25.413
S4		338315.002	349404.031	25.210
S4A		338311.590	349412.784	25.402
S5		338329.688	349380.976	25.069

All dimensions are to be checked on site prior to commencing work.
DO NOT SCALE FROM THIS DRAWING.

NOTES

[illegible]

Rev	Date	Name	Notes
Revisions			

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Client ASH WASTE SERVICES
REDWITHER ROAD
WREXHAM INDUSTRIAL ESTATE

Project	NEW VEHICLE MAINTENANCE & OFFICE BUILDINGS
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Subject
BLOCK PLAN

Drwg. No.
3578 / 01

Drawn by	AL
Checked by	DL

Scale As shown @ A1

Date April 2021



Map Perygi Llirgydd / Flood Risk Map -
Proposed new maintenance and office
buildings at Redwither Road, Wrexham
Industrial Estate, Wrexham. LL13 9RD

Allwedd / Map Key

-  Flood Defence Locations
-  Flood Storage Areas
-  Risk Level Under Review

Flood Risk from Rivers - Extent

-  High
-  Medium
-  Low

Flood Risk from the Sea

-  High
-  Medium
-  Low

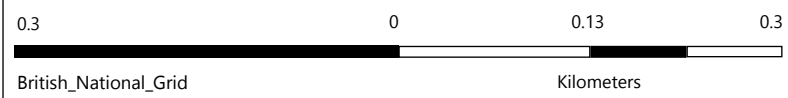
Flood Risk from Surface Water & Small Watercourses - Extent

-  High
-  Medium
-  Low

-  Recorded Flood Extents
-  Flood Risk from Reservoirs

Graddfa / Scale at A3 1: 5,001

Dyddiad / Date
22/08/2021



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