

Wrexham County Borough Council

Ebost/Email: Northplanning@cyfoethnaturiolcymru.gov.uk
Ffôn/Phone: (0300) 065 3787

Date: 21st May 2018

Dear Sir/Madam,

ERECTION OF NEW THREE-STOREY OFFICE BUILDING TOGETHER WITH SECONDARY PACKING AREA ON GROUND FLOOR, STORAGE AND DISPATCH AREAS, CONSTRUCTION OF NEW SERVICE YARD, AMENDMENT TO EXISTING ENTRANCE AND ANCILLARY LANDSCAPING WORKS IPSEN BIOPHARM LTD UNIT 55 ASH ROAD NORTH WREXHAM INDUSTRIAL ESTATE WREXHAM.

Thank you for referring the above planning application received at our office 9th May 2018.

We have had various correspondence and documentation received in relation to the above proposal and have the following advice:

The significant concerns and objection from the FCA and modelling have largely been addressed and it will be for the LPA to determine the acceptability of the development and flood risk in relation to TAN 15.

Flood

There have been several documents submitted to support this proposed development and flood consequence assessment. The nature of the proposed extension to an existing warehouse and timescales required for the review, a full model check has not been carried out and this review is based on the information provided from the following documents listed below:

- Opus Flood Consequence Assessment (FCA) and Outline surface water drainage strategy October 2017.
- Opus Additional FCA comments 8th March 2018.
- Opus culvert hydraulic statement V-r6091.18/DS1 dated 16th March 2018.
- Opus hydraulic model technical report March 2018.
- Technical note Ipsen Biopharm dated 9th MAY 2018; and
- Flood Estimation Descriptors for 2 years, 100 years and 1000 years and RC6472 Flood Estimation Calculation Record 10/10/2017 updated version 2 dated 17th March 2018.

From the above submitted documents the proposed extension to the warehouse and existing building would be flood free during the 1% with climate change allowance and 0.1% annual exceedance probability event (AEP). The extension would also be shown to be flood free during the 1% AEP event with 30% and 60% blockage for the lifetime of the development. The finished floor levels proposed of 36.74 metres above ordnance datum (m AOD) for the extension are slightly lower than existing (400mm) 37.05m AOD site.

It is noted that there are no flood depths provided for a 90% blockage of the 0.1% AEP event or 1% with climate change and blockages. The predicted flood depths for the 1% AEP scenarios with blockage or climate change are very similar. The lack of flooding to site during the 1% plus climate change and 0.1% events, the low flow rates, modelling methodology proposed, hydrology, low risk nature of the development and additional allowances for climate change above the 30% and 45% allowances set out in the guidance by Welsh Government 2016 would suggest that it's unlikely a 90% blockage would significantly impact on the proposed development.

The hydraulic statement confirms there are minimal impacts on the predicted flow from the proposed culvert diversion and the modelling method, calculation record and additional information for the FCA and the sensitivity analysis of the REFH1 method and REFH2.2 shows a negligible difference in peak flow which is explained in the calculation record. There is a slightly lower flow figure of 0.207m³/s rather than 0.227m³/s for the 100year event, there are no significant risks to shown to the site and is not considered a major issue unless the intention is to use the modelling results to update the flood map/present a flood map challenge.

It will be for the Wrexham Lead Local Flood Authority to consider the surface water drainage requirements and proposed culvert diversion.

The significant concerns and objection from the FCA and modelling have largely been addressed and it will be for the LPA to determine the acceptability of the development and flood risk in relation to TAN 15.

Our comments above only relate specifically to matters that are included on our checklist "Natural Resources Wales and Planning Consultations" (March 2015) which is published on our website: (<https://naturalresources.wales/planning-and-development/planning-and-development/?lang=en>). We have not considered potential effects on other matters and do not *rule out the potential for the proposed development to affect other interests, including environmental interests of local importance*. The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

Please do not hesitate to contact us if you require further information or clarification on any of the above.

Yn gywir / Yours' faithfully,



Ruth Prichard

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Deialu uniongyrchol/Direct dial: (0300) 065 3787 **Siaradwr Cymraeg / Welsh Speaker**



cc: