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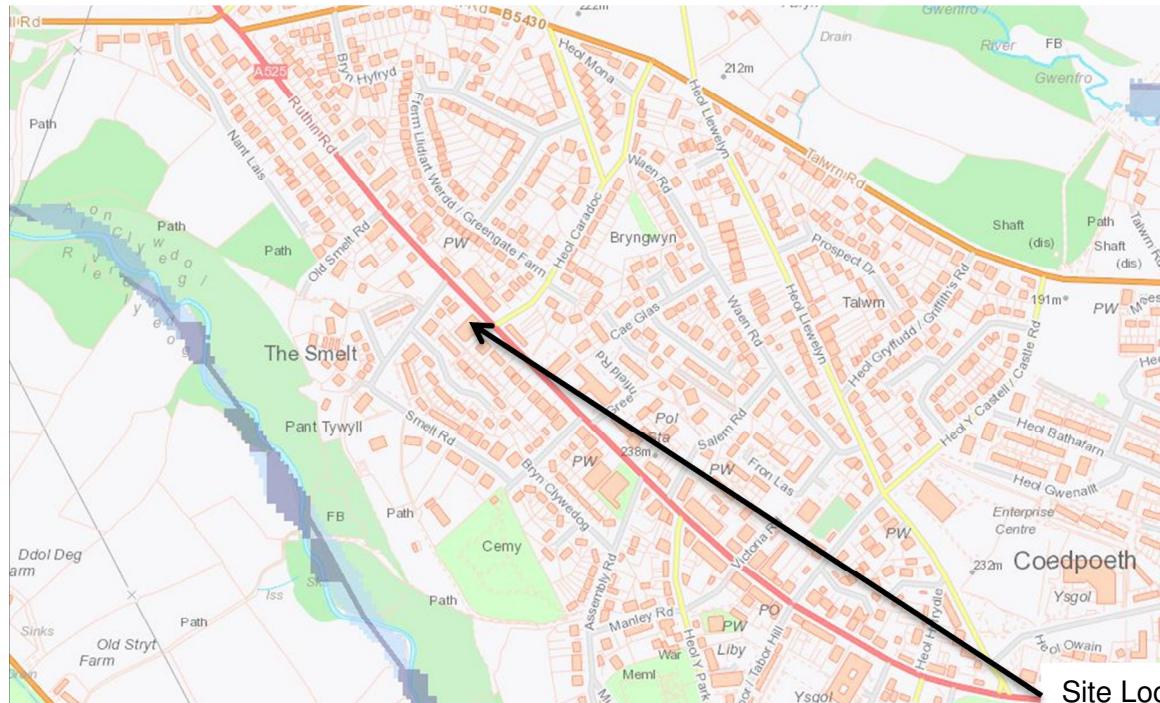
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APPENDIX C1

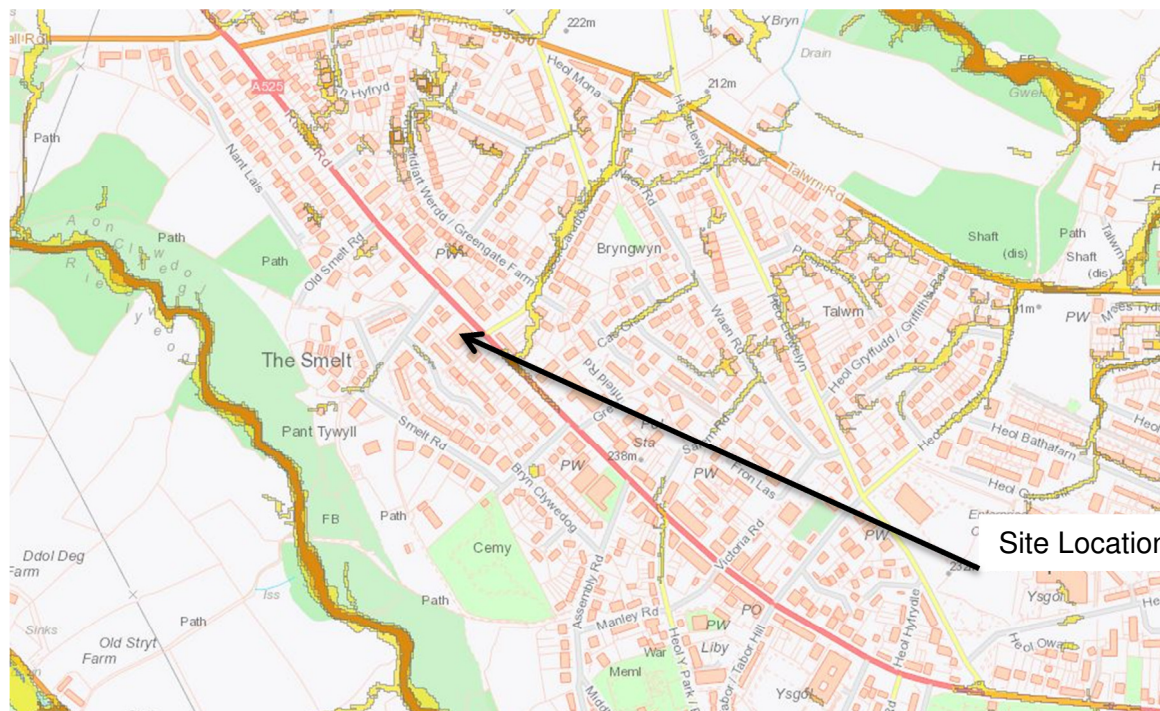
Natural Resources Wales - Flood Maps



APPENDIX C1 (Maps Obtained 20/03/18)



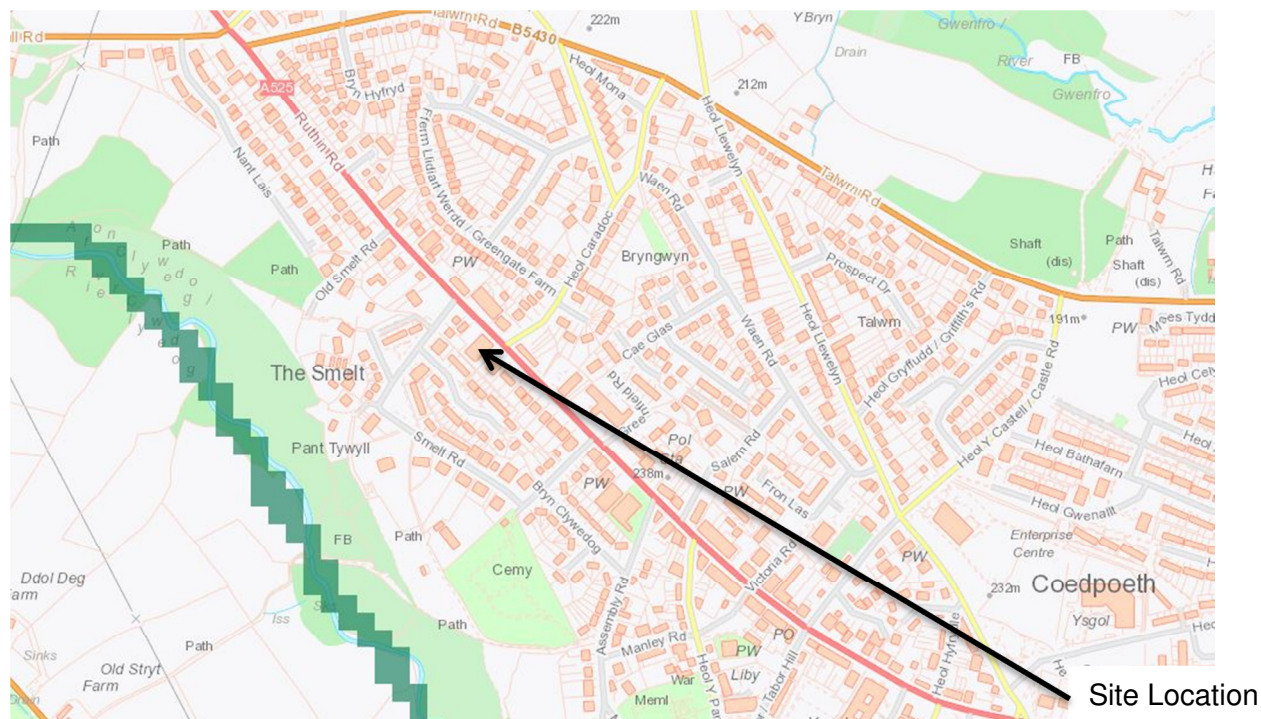
FLUVIAL FLOODING – NO RISK



PLUVIAL FLOODING – NO RISK



APPENDIX C1 Cont. (Maps Obtained 20/03/18)



RESERVOIR FLOODING – NO RISK



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APPENDIX C2

LLFA – History of Flooding

Mike Quigley

From: Mike Quigley <mike.quigley@trueconsultant.co.uk>
Sent: Thursday, April 19, 2018 12:33 PM
To: steve.morrell@trueconsultant.co.uk; ben.miller@williamsbuild.com
Subject: FW: Proposed forecourt redevelopment - CO-OP High Street Coedpoeth
Attachments: Garage High Street Coedpoeth.pdf

From: Carole Wright [mailto:Carole.Wright@wrexham.gov.uk]
Sent: Thursday, April 19, 2018 12:19 PM
To: Mike Quigley
Subject: RE: Proposed forecourt redevelopment - CO-OP High Street Coedpoeth

Hi Mike

As discussed, please find attached a map of the Co-op site on High Street. I hope this helps. The flooded properties in question are indicated with the stars and were reported in Feb 2016, however I am certain that there has been more recent incidents. With regard to the email below, I will speak with Kevin when I next see him.

Kind regards

Carole Wright

Carole Wright - BA MBCS
Technical Flood Support Officer - [Swyddog Technegol Cefnogi Llifogydd](#)



01978 729735
 Wrexham County Borough Council, Environment and Planning Department Abbey Road South Wrexham Industrial Estate Wrexham LL13 9PW
 Cyngor Bwrdeistref Sirol Wrecsam, Amgylchedd a Chynllunio De Ffordd yr Abaty Ystâd Ddiwydiannol Wrecsam Wrecsam LL13 9PW
 wrexham.gov.uk | wrecsam.gov.uk

twitter.com/wrexhamcbc | twitter.com/cbswrecsam
 facebook.com/wrexhamcouncil | facebook.com/cyngorwrecsam

From: Mike Quigley [mailto:mike.quigley@trueconsultant.co.uk]
Sent: 13 April 2018 10:33
To: Carole Wright; Kevin Edwards
Cc: steve.morrell@trueconsultant.co.uk; ben.miller@williamsbuild.com
Subject: FW: Proposed forecourt redevelopment - CO-OP High Street Coedpoeth
Importance: High

Carole / Kevin

I have recently been in correspondence with Neil regarding the above mentioned forecourt and retail outlet redevelopment.

I have just received a long term out of office response with your details provided.

I would be grateful if you could review the e-mail below and provide the necessary contact.

Many Thanks

Regards,

Mike

From: Mike Quigley [<mailto:mike.quigley@trueconsultant.co.uk>]
Sent: Friday, April 13, 2018 10:03 AM
To: 'neil.taunt@wrexham.gov.uk'
Cc: steve.morrell@trueconsultant.co.uk; ben.miller@williamsbuild.com
Subject: Proposed forecourt redevelopment - CO-OP High Street Coedpoeth
Importance: High

Neil,

We spoke recently regarding the proposed development of the forecourt and retail unit at the above site
As discussed the existing site discharges all storm water and foul water drainage to the Welsh Water Combined sewer network.

Infiltration tests on site showed that the ground is impermeable and the water level did not drop. Therefore infiltration based drainage techniques on site will not be feasible.

There are no storm water sewers in the area and no local watercourses.

In seeking a consent to discharge the storm water drainage from the new site, Welsh Water have responded stating that we must exhaust all other options before they will allow a discharge to their sewer, and have asked us to consider discharging to a highway drain. Evidence must be obtained and submitted to Welsh Water to demonstrate we have exhausted all other options.

We are in Devon and have no local contacts.

Our experience of other Highway Authorities is that their drainage records are very poor and it is extremely unlikely that they will ever accept private storm water drainage discharges into their network.

We are hopeful that this will not be the case in Wrexham.

Can you please advise who would be the best person to speak with in your local Highways Dept. who would have access to highway drainage records and with whom we could discuss the possible connection of our site to their network.

Your earliest attention would be greatly appreciated.

Regards,

Mike

Mike Quigley
Drainage Highway Engineer

Legend

★ Flood Events to date Symology

Surface Water

1 in 30

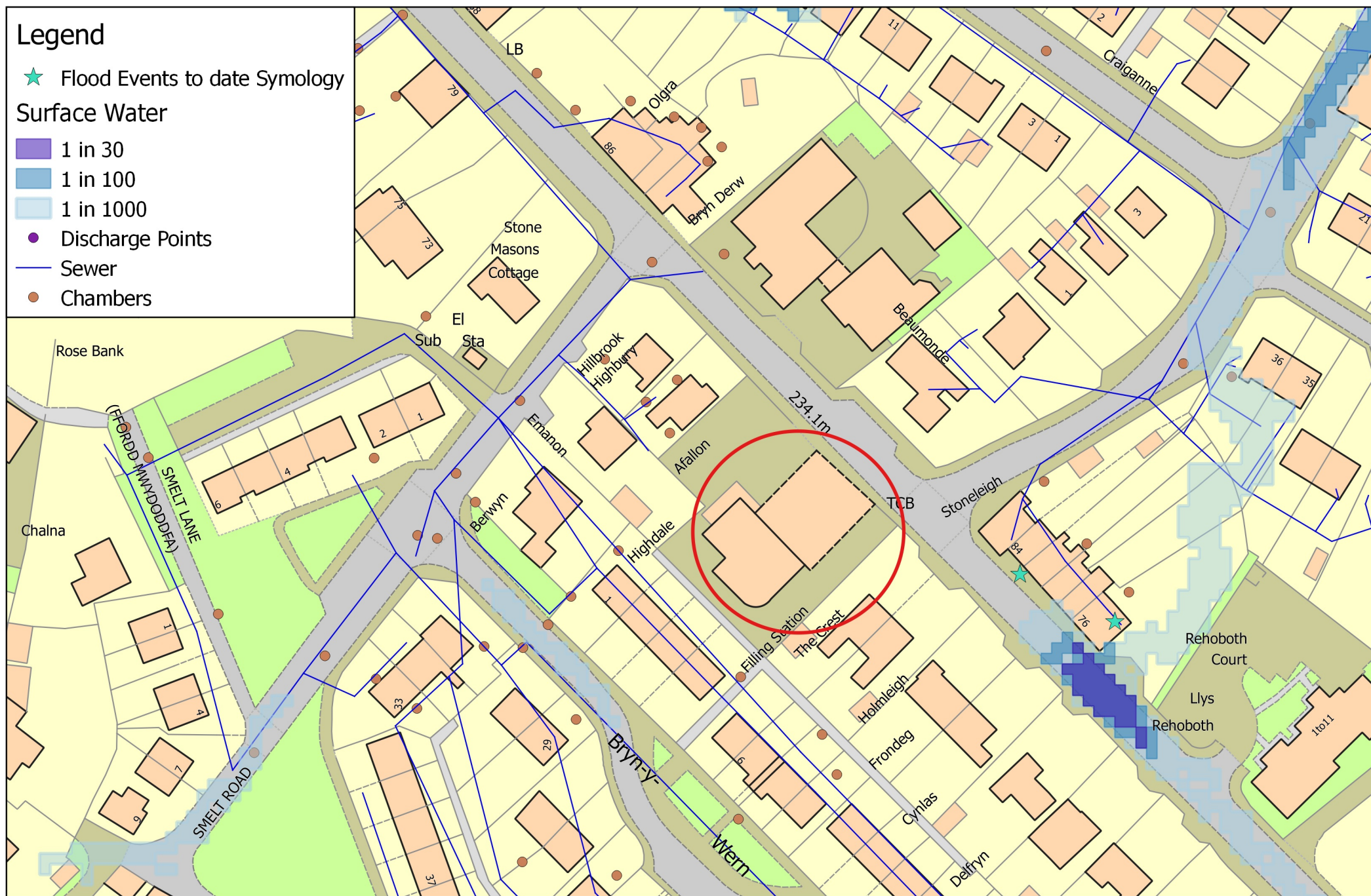
1 in 100

1 in 1000

● Discharge Points

— Sewer

● Chambers



High Street Coedpoeth

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APPENDIX D

Percolation Testing Report