

Wrexham County Borough Council

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Ffôn/Phone: (0300) 065 3787

Date: 11th May 2018

Dear Sir/Madam,

TWO-STOREY MODULAR BUILDING LOCATED ON THE SITE OF A DEMOLISHED AREA OF THE EXISTING HOSPITAL. THE PROPOSED BUILDING TO ACCOMMODATE 2 NO. DAYCASE THEATRES AND AN ENDOSCOPY SUITE, AS A REPLACEMENT OF THE EXISTING RECENTLY CLOSED THEATRES. WREXHAM MAELOR HOSPITAL, CROESNEWYDD ROAD, WREXHAM

Thank you for referring the above planning application received at our office 27th April 2018.

Flood

Our comments are based on the additional information submitted dated 23rd April from Opus File, reference V-R6519.00, subject Wrexham Maelor Hospital P/2018/0241

The predicted flood depths and hazards around the proposed building would slightly decrease but for the access (South West) these would increase by 0.01 m/s velocity and 100-200mm depths. This increase in depths would result in 550-560mm depths would sit just above/below the 450-600mm indicative thresholds set out in A1.15 of TAN 15 for Emergency Services development. This is an existing hospital site and the extension would replace the temporary buildings with a significant smaller footprint. There are existing flood risks which could increase over time from the impacts of climate change and an incremental approach to development to the hospital site. There is no re-routing of fluvial floodwater or displacement shown to result from the proposed extension but there are some small increases in the pooling of flood depth water to the South West corner of the site and access. Access day to day would predominately be internal from existing building.

We would recommend the LPA considers this additional information provided against the requirements of TAN 15: Development and Flood Risk. Together with any comments or advice from LLFA or North Wales Councils Regional Emergency Planning Service and considers whether the details within the FCA dated March 2018 Reference V-R6519.00 Issue 1 and the proposed mitigation measures (including raised floor levels, ramped access, flood warning system, emergency evacuation systems and regular maintenance) and additional technical note information provided (referenced above) can be secured by planning condition(s).

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

Ymgynghorydd Cynllunio Datblygu / Development Planning Advisor

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

cc: