

Wrexham County Borough Council

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

Date: 19th April 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 4th April 2018.

We recommend that you should only grant planning permission for the scheme if it can meet the following requirement, to address significant concerns that we have identified. Provided this requirement is met, we would not object to the scheme.

Requirement: A revised FCA to detail potential hazards, floodwater displacement and flood re-routing on site is required to determine compliance with TAN 15

Flood Risk

Requirement: Revised FCA to detail potential hazards, floodwater displacement and flood re-routing on site is required to determine compliance with TAN 15

The application is supported by an FCA and appendices produced by Opus and dated March 2018 Reference V-R6519.00 which is based on River Gwenfro modelling outputs and pre and post development assessment. This suggests the finished floor levels (FFL) 88.30 m AOD of the proposed building would be within the 0.1% AEP and 90% blockage outline but the predicted water level on site would be 87.99m AOD would provide 310mm freeboard and would remain flood free during an extreme flood event. Day to day access would be gained from an internal pedestrian access to the main building which would also have FFL above extreme floor levels. The FCA only details the predicted flood depths or water levels around the building and site and does not indicate flood water depths and velocities and there is no assessment of the hazards.

The FCA acknowledges the partial DAM C2 location and emergency services type of development. It does emphasise its relationship to the existing hospital site and existing flood risks and it will be for the Local Planning Authority to determine how this proposal relates to TAN 15 policy.

It is not clear in the FCA if the proposed development would result in any floodwater displacement or re-routing because whilst the increase in levels are confirmed, it is not clear if it would involve the demolition of an existing part of the hospital building or replacement of existing temporary buildings.

It's difficult in the absence of hazard details to assess impacts to emergency access and egress during times of flood. The Emergency Planners or Local Resilience Forum advice should be obtained by the LPA.

We recommend details on the potential hazards and potential floodwater displacement and flood re-routing on site, is clarified in the FCA to help the Local Planning Authority determine whether the proposed development will comply with the acceptability test of TAN 15.

It will be important for the flood mitigation measures proposed in the FCA, to be managed by the Wrexham Maelor Hospital.

Protected Species

We note that there is no information about protected species with the application and, therefore, are assuming that your Authority has screened the application and concluded that there is not a reasonable likelihood of protected species being present.

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: