

Our Ref: 4035/2018-03-06/OA/WCBC
6 March 2018

Attn: Mr M Phillips
Wrexham County Borough Council
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By email: Matthew.Phillips@wrexham.gov.uk

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Contact: Owen Astbury
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Dear Matthew

LITTLE DONGRAY FARM, BANGOR-ON-DEE (REF: P/2017/0887)

I refer to the Natural Resources Wales (NRW) consultation response (ref: CAS-51717-G7Q6) dated 29 January 2018 in relation to the above planning application. It is understood that NRW have objected to the application as it has deemed that the proposed development and supporting Flood Consequences Assessment (FCA) fail to comply with Section 7.2 and Appendix 1 (A1.14 and A1.15) of Technical Advice Note (TAN) 15.

Weetwood produced the latest FCA (ref: 4035/FCA/Final/v1.1/2018-01-08) for the site and has been instructed to address the comments made by NRW.

Flood Plan

A Flood Plan has been produced for the site to ensure that the occupants at Little Dongray Farm, Bangor on Dee are satisfactorily prepared for a flood event and have a clear understanding of the procedures involved with the removal of horses to a safe refuge should a flood event be expected. This provides betterment over the existing situation as the Flood Plan will apply to the existing residential dwelling as well as the proposed development.

Occupants have also been advised that they must register to receive NRW's Flood Warnings, which will provide early notification of any possible flooding. Early notification will enable occupants to safely remove horses and other valuables away from site.

The Flood Plan is attached to this letter.

Access and Egress

As discussed in Sections 4.4.1.1 and 4.4.1.2 of our FCA, the B5069 (Station Road) and connecting private road leading to the site are expected to remain dry during all of the modelled flood scenarios and therefore provide a means of safe access and egress for the site. This has been expanded upon within Section 4.3 of our Flood Plan.

Flood Risk Elsewhere

The design of the proposed development incorporates a water entry strategy in the unlikely event of a flood. As ground levels are not being materially altered the development will not result in increased flood risk elsewhere.

Flood Resilient Construction

As the design of the proposed development involves a water entry strategy, as discussed within Section 5.1.2 of our FCA, flood resilient construction techniques should be incorporated in line with government guidance to minimise the damage in the unlikely event of the development being inundated.

In particular, our FCA recommends that any electrical wiring, switches and equipment, along with any high valued items should be positioned at a higher level with the stable building.

Based on the above and the attached Flood Plan, I believe Wrexham County Borough Council (WCBC) should be in a position to approve the application from a flood risk perspective. Should this not be the case could you please let me know.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Owen Astbury', with a large, sweeping flourish underneath.

Owen Astbury
Technical Engineer