

Susan Davies

From: Matthew Phillips
Sent: 06 March 2018 13:16
To: planning_admin
Subject: FW: (4035) Little Dongray Farm, Bangor-on-Dee (Flood Plan and Rebuttal Letter)
Attachments: 2018-02-26 4035 FP Final v1.0.pdf; 2018-03-06 4035 RL Final v1.1.pdf

Please add email and attached as flood consequences assessment P/2017/0887

From: Owen Astbury [<mailto:Owen.Astbury@weetwood.net>]
Sent: 06 March 2018 10:06
To: Matthew Phillips
Cc: office@rogdavies.co.uk; Lucy Raven
Subject: (4035) Little Dongray Farm, Bangor-on-Dee (Flood Plan and Rebuttal Letter)

Dear Matthew,

With regards to the proposed development at Little Dongray Farm, Bangor-on-Dee and the Flood Consequences Assessment (FCA) produced by Weetwood in January 2018, please find attached a Flood Plan and associated letter of response to rebut the flood risk comments made by Natural Resources Wales (NRW).

Given the minor nature and the 'low vulnerability' classification of the proposed stables and ménage, we believe that the comments provided by NRW are unreasonable and are not in accordance with TAN15 when considering the nature and scale of the development.

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, it is not expected that the proposed development will affect the conveyance of flood water across the site or give rise to increased flood risk off site.

Furthermore, it has been recommended within our FCA that flood resilient construction techniques should be incorporated to minimise any damage to the proposed development in the unlikely event that the site does become inundated. Irrespective, to further alleviate the concerns of NRW, Weetwood have now produced a Flood Plan for the proposed development which provides full provisions for refuge and escape in the event that flooding may take place.

Ultimately, this provides betterment over the existing situation as the Flood Plan applies to the existing residential dwelling as well as the proposed development. Furthermore, a readily accessible safe refuge point for both humans and animals has been identified on higher ground to the south of the site, which is located outside the flood extents for the 1 in 100 and 1,000 annual probability events.

Based on the above and the attached supporting documentation, I believe Wrexham County Borough Council (WCBC) should now be in a position to approve the application from a flood risk perspective.

Should you have any queries, please do not hesitate to contact me.

Kind Regards

Owen Astbury
Technical Engineer
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