

Wrexham County Borough Council
Planning Officer
16 Lord Street
Wrexham
LL11 1LG

Date: 16th June 2016

Dear Sir/Madam,

**ALTERATIONS TO 2 NO DWELLINGS TO CREATE 3 NO TWO STOREY DWELLINGS
49 QUEENS SQUARE RHOSYMEDRE WREXHAM**

Thank you for referring the above planning application received at our office 2nd June 2016.

Flood Risk

Contrary to the indication on the application form, the site lies partially in Zone C2 as defined in TAN 15 Development & Flood Risk (2004) and shown on Welsh Government's Development Advice Map. This is confirmed by Natural Resources Wales' flood map, which shows that the site is at risk in both the 1% AEP (1 in 100 annual chance) and 0.1% AEP (1 in 1000 annual chance) flood events. There are uncertainties associated with the current flood risk information for this area, chiefly due to inconclusive evidence of the nature of the culverts under the railway; as a result the current information at this location is still based on basic modelling dating to 2005.

The proposed development would not result in a change to the vulnerability category of 'highly vulnerable' as defined in Figure 2 of TAN 15, but an additional residential unit would be introduced. Given the scale and nature of the proposal, while we would not object to the development, we would recommend that the applicant undertakes a *limited* flood consequences assessment so that flood-mitigation/flood-proofing measures can be considered. These may include raising the floor level above the surrounding ground, raising electricity wiring/sockets (if present) at least 1m above ground level and the use of flood resistant materials in the construction.

Advice and information on protection from flooding is available in the ODPM publication 'Preparing for Floods: Interim Guidance for Improving the Flood Resistance of Domestic and Small Business Properties' on the Planning Portal website:

<http://www.planningportal.gov.uk/uploads/odpm/4000000009282.pdf>

The Blue Pages, a directory of property flood products and services: www.bluepages.org.uk

Species

No ecological survey was submitted to inform the public decision making process

Based on known information, the proposal is not likely to be detrimental to the maintenance of the favourable conservation status of any local populations of European or British protected species.

Yn gywir / Yours' faithfully,

Ruth Prichard

Swyddog Cyswllt Cynllunio / Planning Liaison Officer

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

cc: