

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

Date: 6th May 2016

Dear Sir/Madam,

**EXTENSIONS AND ALTERATIONS
YSGOL GYNRADD RHOSYMEDRE PARK ROAD RHOSYMEDRE WREXHAM**

Thank you for referring the above application, which was received on 25th April 2016.

Flood Risk

Contrary to the indication on the application form, the development site is partially within 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' Floodmap, which shows that the site is partially at risk of flooding in the 1% AEP (1 in 100 annual chance) and 0.1% AEP (1 in 1000 annual chance) fluvial flood events. Natural Resources Wales' Flood Map for Surface Water also shows that parts of the site are at risk of surface water flooding in the 3.3% (1 in 30 annual chance), 1% AEP (1 in 100 annual chance) and 0.1% AEP (1 in 1000 annual chance) storm events.

Given the scale and nature of the proposed development (relatively small-scale extension/alteration to an existing building), in this instance we would not insist that a flood consequences assessment (FCA) is undertaken. However, we would strongly recommend that a *limited* FCA is produced so that all parties understand the risks and consequences of flooding to the development, and so that flood resistance and resilience measures can be considered and incorporated into the development. Measures could include raising electricity wiring/sockets above the anticipated flood levels and using flood resistant materials in the construction.

In addition, we recommend the applicant produces a Flood Plan so users of the development know what to do before, during and after a flood event. Further information on developing a school flood plan is available from the Natural Resources Wales website at <https://naturalresources.wales/flooding/what-to-do-before-a-flood/?lang=en>.

NERC

Please note that we have not considered possible effects on all species and habitats listed in section 42 of the Natural Environment and Rural Communities (NERC) Act 2006, or on the Local Biodiversity Action Plan or other local natural heritage interests. To comply with your authority's duty under section 40 of the NERC Act, to have regard to conserving biodiversity, your decision should take account of possible adverse effects on such interests. We recommend that you seek

further advice from your authority's internal ecological adviser and/or nature conservation organisations such as the local Wildlife Trust, RSPB, etc. The Wales Biodiversity Partnership's web site has guidance for assessing proposals that have implications for section 42 habitats and species

Yn gywir / Yours' faithfully,

Ruth Prichard

Swyddog Cyswllt Cynllunio / Planning Liaison Officer

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