

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

Date: 4th April 2016

Dear Sir/Madam,

FORMER SITE OF BROTHER INDUSTRIES, CROESNEWYDD ROAD, WREXHAM

Thank you for referring the above information, which was received on 25th March 2016.

Based on the submitted information, we are satisfied that there will be no increase in peak flood levels downstream as a result of the development, providing that the land reprofiling is carried out according to submitted JBA Project Code 2015s3391 addenda to the Croesnewydd Flood Consequences Assessment Update (JBA, November 2015): 'Addendum to Croesnewydd Road FCA Update' (27 January 2016), 'Development site flood storage' (22 March 2016) and accompanying 'MUGA Flood Storage Plan'. These addenda detail the areas of land alongside the Gwenfro which are to be raised and the multi-use games area which is to be lowered in order to provide compensatory flood storage to prevent increased flood risk downstream.

We would therefore have no objection to the proposed development, subject to inclusion of the following condition:

CONDITION: Land reprofiling shall be carried out according to the submitted JBA Project Code 2015s3391 addenda to the Croesnewydd FCA Update, 'Addendum to Croesnewydd Road FCA Update' (27 January 2016), 'Development site flood storage' (22 March 2016) and accompanying 'MUGA Flood Storage Plan'. Levels on the site alongside the River Gwenfro shall be raised to a minimum level of 96.3mAOD and property ground slabs to a minimum level of 96.45mAOD, and levels in the multi-use games area or 'MUGA' shall be lowered to 96.15mAOD.

REASON: To reduce flood risk to the development and to provide compensatory flood storage to ensure no increased risk elsewhere as a result of the development.

As per our letter dated 16th December 2016, we would also recommend that a condition is imposed to ensure that a scheme to dispose of surface water is submitted to and approved in writing by your Authority, to ensure effective management of surface water run-off resulting from the proposed development.

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: