

Kevin Hughes
Planning Control Department
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

Date: 10th February 2016

Dear Mr Hughes,

**SITING OF STORAGE CONTAINER
PLAYING FIELD SOUTH OF MAYBURY AVENUE, GLYN CEIRIOG, WREXHAM, LL20 7EY**

Thank you for referring the above application, which was received on the 13th January 2016.

The proposed location for the container lies 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' floodmap, which shows that the site is partially within both the 0.1% AEP and 1% AEP fluvial flood outlines. Natural Resources Wales' Flood Map for Surface Water shows that the proposed location for the container is also at risk of surface water flooding in the 3.33% AEP (1 in 30 annual chance), 1% AEP (1 in 100 annual chance) and 0.1% AEP (1 in 1000 annual chance) storm events.

We note that some areas to the south west of the playing field lie outside the flood outlines, and therefore we would recommend that the applicant investigate whether the container could be sited in this area rather than in flood risk zones. However, given the scale and nature of the proposal, and in the absence of a flood consequences assessment, we have no objection to the proposal subject to the developer being made aware of the potential flood risks, and advised to install flood proofing measures as part of the development, including ensuring the container is adequately anchored so that it does not float away during a flood event.

Yn gywir / Yours' faithfully,



Mr. GARETH THOMAS
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cc: Heritage Planning Consultancy

