

24th January 2014

Mr. S. Griffin
S G Estates
5 Churchlea
Main Road
Rhosrobin
Wrexham
LL11 4RB



[Sent via email – steve@sgestates.co.uk]

Dear Steve,

**THE FOUNDRY, MOUNT STREET, RHOSTYLLLEN
CODE FOR SUSTAINABLE HOMES SUR1 CALC.S & FLOOD RISK ASSESSMENT**

Please find enclosed with this letter the Code for Sustainable Homes SUR1 summary template (the surface water run-off rates and volumes calculations) and the Flood Risk Assessment to satisfy the requirements of SUR1 and SUR2. Please add any additional pertinent details to the SUR1 summary template.

In summary, there is a significant reduction in the impermeable area as a result of the development proposals; this means a reduction in both the rate and volume of surface water generated.

The Flood Risk Assessment has reviewed all sources of flood risk that could pose a hazard to the development location and has determined that there are no significant flood risks.

As with any drainage system blockages within either the foul or surface water sewer systems have the potential to cause flooding or disruption. The proposed external levels should fall away from the property, therefore should any above ground flooding/ponding that may occur due to local drainage system failure would be directed away from the property.

It is our opinion that no credits should be sought for SUR1: Water Quality Criteria until soakaway testing has been completed and it is determined that an infiltration solution is viable.

It is our opinion that 2 credits should be sought for SUR2: Flood Risk in light of the development location being within Flood Zone A.

I trust you will find the above to your satisfaction, however, if you have any queries or require further information please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'R. Nicholas', is written over a faint, dotted grid background.

Richard Nicholas BEng (Hons) MBA
Associate
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