

Susan Davies

From: Matthew Phillips
Sent: 22 October 2013 09:44
To: planning_admin
Subject: FW: Nags Head, Chester Road, Lavister (RBA Ref 3918)
Attachments: FCA Complete.pdf

Importance: High

Flood Report P/2013/0493

From: rba.mail [<mailto:broun@rba.ltd.uk>]
Sent: 21 October 2013 15:55
To: Thomas, Gareth; Lucy.Stephenson@cyfoethnaturiolcymru.gov.uk
Cc: Matthew Phillips
Subject: Nags Head, Chester Road, Lavister (RBA Ref 3918)
Importance: High

Dear Lucy / Gareth

The flood risk information requested from NRW took somewhat longer to obtain than anticipated and as a result the Developer is under pressure to get the required "approvals" to the Planning Authority in time for the Officer to compile his report for the next committee meeting.

The attached FCA shows that the proposed development is outside the predicted flood outline for the Pulford Brook. An hydraulic analysis of the Lavister Brook indicates that the channel has sufficient capacity to contain the 1% + CC AEP flow. In an event of a blockage of the brook flood water will overflow the banks and generally flow away from the development site towards the golf course. At worst only the edge of the development site will flood and then only to shallow depths (estimated < 150mm).

The mitigation measures suggest that the minimum floor levels of the proposed houses should be lifted so that they are 600mm above the predicted flood level of the Lavister Brook (should a complete blockage occur). The boundary fence between the plots nearest to the Brook should be constructed of slatted timber so as not to impede any flood flows.

Discharge of surface water should be to soakaways and so the development will not increase the flood risk to third party land.

Based on the above can you please email the Planning Officer (Matthew.Phillips@wrexham.gov.uk) to confirm that NRW are prepared to withdraw its objection. This should allow him to draft his report pending formal confirmation of NRW's position.

Meanwhile if you have any queries on the attachment or wish to discuss any matter in greater detail please give me a call.

Regards
Richard Broun

for **RICHARD BROUN ASSOCIATES** | CHARTERED ENGINEERS & ARCHITECTS
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