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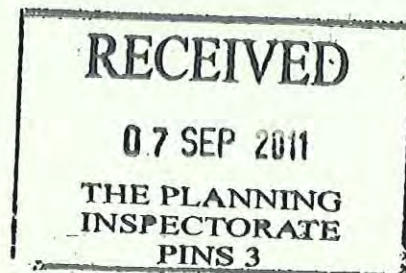


Asiantaeth yr
Amgylchedd Cymru
Environment
Agency Wales

Ms Dawn McGowan
National Assembly for Wales
The Planning Inspectorate
Crown Building Cathays Park
CARDIFF
CF10 3NQ

Our ref: NT/2011/112608/01-L01
Your ref: APP/H6955/A/11/2158667/WF

Date: 02 September 2011



Dear Ms McGowan

**Town and Country Planning Act 1990
Appeals by Mr D Robson**

**Site at Land Adjoining Alyndene, Chester Road, Rossett, LL12 0HN and Side
Garden Adjoining Alyndene, Chester Road, Rossett, LL12 0HN.**

Thank you for your letter informing us of the above appeals in respect of the proposed development at Alyndene. I can confirm that we have been consulted by Wrexham County Borough Council in respect of both planning applications and have assessed the Flood Consequence Assessment submitted with them. We are satisfied that the comments we made at that time are still valid and I enclose a copy of our final letters in respect of both applications herewith.

Yours sincerely


Mrs DEBORAH HEMSWORTH
Planning Liaison Officer

Direct dial 01248 484068

Direct fax 01248 670561

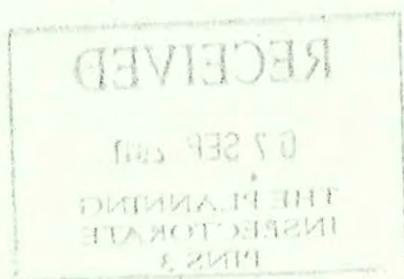
Direct e-mail debbie.hemsworth@environment-agency.gov.uk



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Agency Wales



EIDDODDWR Mewn Foel
INVESTOR IN PEOPLE



Wrexham County Borough Council
Planning Control
Lambpit Street
Wrexham
LL11 1AR

Our ref: NT/2011/112035/02-L01

Your ref: PF/P/2011/0111

Date: 23 February 2011

Dear Sir/Madam

DEMOLITION OF GARAGE, ERECTION OF DWELLING AND CONSTRUCTION OF ASSOCIATED ACCESS. LAND ADJOINING ALYNDENE, CHESTER ROAD, ROSSETT, WREXHAM.

Thank you for referring the above application which was received on 17th February 2011.

The site lies partially within Zone C2 as defined by the Development Advice Maps referred to under TAN15, Development and Flood Risk (July 2004).

We have considered the flood consequences assessment submitted with the application. The FCA proposes that the finished level of the ground floor should be set at 16.73m AOD. We agree that raising the ground floor level of the development to this height would ensure that flood waters arising during an extreme event should not be able to enter the property.

Section 5.4 of the FCA considers the construction of a basement for the development and how it would be affected should an extreme event occur. It concludes that, providing the only method of entering the basement is from within the property, and it is constructed using a methodology which prevents water ingress, it would remain dry during times of flooding. Environment Agency Wales does not advocate the construction of basements in areas of flood risk. In this instance, however, bearing in mind that the development is located only in zone 2 (1 in 1000year) of the Environment Agency's flood zone maps, and it is situated on the very edge of the flood zone, should your Authority consider the risk is acceptable, then we would advise the following conditions are included should approval be granted:

Environment Agency
Llwyn Brain, Ffordd Penlan, Parc Menai, Gwynedd, Bangor, LL57 4DE.
Customer services line: 08708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk

Cont/d..

CONDITION: Finished ground floor levels should be set no lower than 16.73 m above Ordnance Datum (AOD) as outlined in section 5.3 of the Flood Risk Assessment.

REASON: To reduce the risk of flooding to the proposed development and future occupants

CONDITION: The basement should be constructed using a methodology which prevents water ingress as stated in section 5.4.3 of the submitted FCA and be of solid construction with no windows/vents/external doorways set below 16.73m AOD.

REASON: To reduce the risk of flooding to the proposed development and future occupants.

Where a condition has been imposed which has been suggested by the Agency or which meets the Agency's objective the Local Planning Authority should consult with the Agency to secure compliance with the condition prior to its discharge. A copy of the subsequent decision notice would be appreciated.

Yours faithfully

Mrs DEBORAH HEMSWORTH
Planning Liaison Officer

Direct dial 01248 484068

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Direct e-mail debbie.hemsworth@environment-agency.gov.uk

cc Insite Architecture

Wrexham County Borough Council
Planning Control
Lambpit Street
Wrexham
LL11 1AR

Our ref: NT/2011/112353/01-L01

Your ref: PF/P/2011/0377

Date: 16 June 2011

Dear Sir/Madam

**OUTLINE APPLICATION FOR ERECTION OF 1 NO. 5 BEDROOM DWELLING
LAND ADJOINING ALYDENE, CHESTER ROAD, ROSSETT, WREXHAM, LL12
0HN**

Thank you for referring the above application which was received on 03/06/2011.

We have considered the flood consequences assessment (*FRA – For a proposed new dwelling at Alydene 26/05/2011*), submitted in support of the application. Based on this information we can advise that the following elements meet the requirements of TAN15:

The proposed finished floor level of 16.73mAOD is considered to fully meet with the requirements of tables A1.14 and A1.15 of TAN 15.

We therefore have no objection to the development subject to the inclusion of the following conditions in any planning permission

The previous application for a dwelling at this location (Ref:P/2010/1092, Our ref:NT/2011/111903/02-L01), included a basement. It would appear from the current details provided that the applicant no longer proposes that a basement will be constructed, although the reference to a basement is still contained in the Flood Risk Assessment (FRA), section 5.4. The applicant should note that, should the proposal include a basement, this would conflict with the proposal for finished floor levels to be set at 16.73m AOD. In this event, it will be necessary to demonstrate that an ingress route for flood water does not exist below the proposed threshold finished floor level, and your authority would have to be satisfied that this could be achieved, ie as stated in paragraph 5.4.2 of FRA: *It is proposed that the only method of entry into any basement be from within the proposed dwelling and therefore within a location protected from flooding in any event by the finished floor level.*

Environment Agency
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Cont/d..

Given the location of the proposal on the edge of the extreme flood outline and, considering it benefits from the Rossett Flood Alleviation Scheme, we consider the risk to the proposal (without a basement) to be acceptable.

We therefore have no objection to the development subject to the inclusion of the following conditions in any planning permission.

CONDITION: Finished floor levels should be set no lower than 16.73 m above Ordnance Datum (AOD) as outlined in section 5.3 of the Flood Risk Assessment.

REASON: To reduce the risk of flooding to the proposed development and future occupants.

RECOMMENDATION: The occupiers of the development should be made aware and encouraged to sign up to the Environment Agency's flood warning service which is available for this location. Further details are available from: <http://www.environment-agency.gov.uk/homeandleisure/floods/38289.aspx>

Yours faithfully

Mrs DEBORAH HEMSWORTH
Planning Liaison Officer

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cc Insite Architecture