

Conclusions

The proposed development is for a new Aldi food store, with associated parking, access, service yard and landscaping.

The site is located within Flood Zone A on the Welsh Government Development Advice Map – an area considered to be at little or no risk of fluvial or tidal flooding, with a less than 0.1% (1 in 1000) annual probability of flooding.

The south-eastern extent of the site is at potential risk of surface water flooding. It is unlikely that any offsite flow routes would enter the site and the flood risk is associated with surface water ponding within a topographical low point (fed directly by rainfall). The proposed development will include a surface water drainage system designed to accommodate a 1 in 100 year plus climate change rainfall event. It is therefore considered that rainfall derived surface water ponding will not occur on site during all events up to and including the 1 in 100 year plus climate change event due to the presence of the drainage system.

A residual risk of flooding arises in the event of drainage system exceedance. In the unlikely event of flooding, flood waters would be contained within the service area which forms a low point on site. The proposed finished floor level will be set more than 1m above ground levels in the adjacent service yard. The raised finished floor level will ensure no flooding internally to the proposed store in the unlikely event that flooding occurs i.e. in extreme storm events where the capacity of the drainage system is exceeded.

The development will not displace floodwater to surrounding land and will not increase flood risk elsewhere.

Appendix A Location & Aerial Plan



NOTES:
1) ALL DIMENSIONS ARE IN METRES AND ALL LEVELS IN METRES ABOVE ORDNANCE DATUM UNLESS STATED OTHERWISE

LEGEND

Site Boundary

Watercourses / Water Bodies

CLIENT:

www.waterco.co.uk

SCHEME:

ALDI STORE, LLAY

PLOT TITLE:

LOCATION PLAN

PLOT STATUS:			DATE:
FINAL			19/02/2019

DRAWN:	CHECKED:	APPROVED:	PLOT SCALE @ A3:
CM	AW	VG	1:2,500
			(UNLESS STATED OTHERWISE)

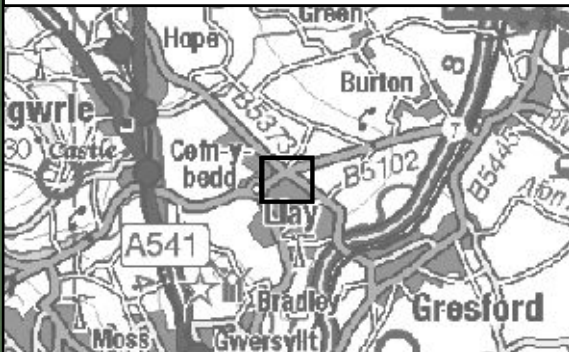
PLOT NAME:	REV:
w10889-Location_Plan	-



NOTES:
1) ALL DIMENSIONS ARE IN METRES AND ALL LEVELS IN METRES ABOVE ORDNANCE DATUM UNLESS STATED OTHERWISE

LEGEND

 Site Boundary



CLIENT:



www.waterco.co.uk

SCHEME:

**ALDI STORE,
LLAY**

PLOT TITLE:

AERIAL PLAN

PLOT STATUS:

FINAL

DATE:

19/02/2019

DRAWN:

CM

CHECKED:

AW

APPROVED:

VG

PLOT SCALE @ A3:

1:2,500

(UNLESS STATED OTHERWISE)

PLOT NAME:

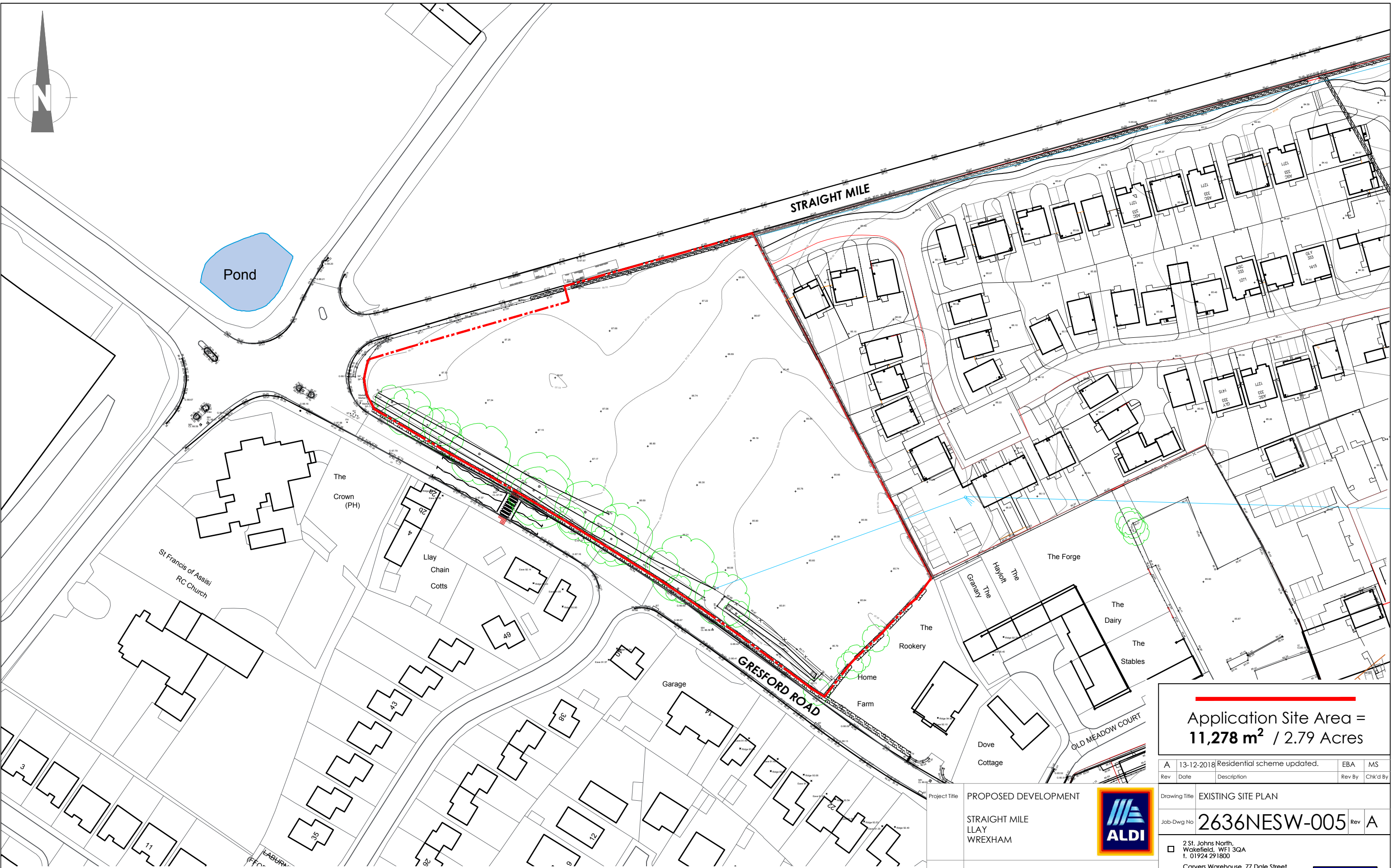
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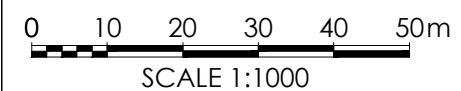
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Appendix B Topographic Survey



Existing Site Plan - Scale 1:1000



CAD file reference J:\2636NESW - Straight Mile, Llay\17.0 DWG & I.S\001 Feasi (SK) Dwgs

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Application Site Area =
11,278 m² / 2.79 Acres

A	13-12-2018	Residential scheme updated.	EBA	MS
Rev	Date	Description	Rev By	Chk'd By

Project Title

PROPOSED DEVELOPMENT

STRAIGHT MILE
LLAY
WREXHAM

Client

ALDI STORES LTD.

Status

FEASIBILITY

Scale

1:1000

Drawing Size

A3

Date

AUGUST 18

Drawn By

JA

Checked

MS

Drawing Title

EXISTING SITE PLAN

Job-Dwg No

2636NESW-005

Rev

A

☐ 2 St. Johns North,
Wakefield, WF1 3QA
t. 01924 291800

☒ Carvers Warehouse, 77 Dale Street,
Manchester, M1 2HG
t. 0161 2388555

☐ The Old Rectory, 79 High Street,
Newport Pagnell, MK16 8AB
t. 01908 211577

☐ 101 London Road,
Reading, RG1 5BY
t. 0118 9507700

☐ 10 Gees Court, St Christophers Place,
London, W1U 1JJ
t. 0207 4091215

**THE
HARRIS
PARTNERSHIP**

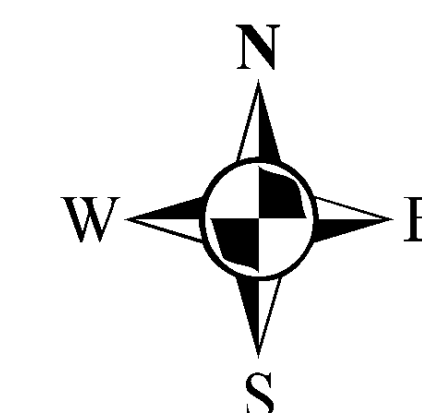
ARCHITECTS
www.harrispartnership.com

Appendix C DCWW Sewer Plan



Dŵr Cymru
Welsh Water

Home Farm, Llay



LEGEND(Representative of most common features)

Waste network:			
●	Foul chamber	—	Outfall
○	Surface water chamber	—	Lamp hole
●	Combined chamber	—	Storm Overflow
●	Combined sewer overflow	—	Rising main
●	Special purpose chamber	—	Gravity sewer
□	Treatment works	—	Private sewer
△	Pumping station	—	Private sewer subject to Sect. 104 adoption agreement
—	Combined	—	Private Sewer Transfer
—	Surface Water	—	Lateral Drain
—	Foul	—	Inspection Chamber
—	Purple	—	Former S24 sewers (for indicative purposes only)

NB: Sewer symbol colour indicates the type.

RED - Combined
GREEN - Surface Water
BROWN - Foul
Purple - Former S24 sewers (for indicative purposes only)

Notes:

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases, pipe material (other than Asbestos Cement or Pitch Fibre (PF)) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation

Dŵr Cymru Cyllyngtyd (the Company) gives this information as to the position of its underground apparatus by way of general guidance only and on the strict understanding that it is based on the best information available and is not warranted as to its correctness or value. In the event of excavations or other works made in the vicinity of the Company's apparatus, the onus of locating apparatus before carrying out any excavations rests entirely on you. The information which is supplied by the Company is made as an accordance with statutory requirements of sections 198 and 199 of the Water Industry Act 1991 which is based upon the best information available and, in particular, but without prejudice to the generality of this, it should be noted that the records that are available to the Company may not disclose the existence of a water, main, service pipe, sewer, lateral drain or disposal main and any associated apparatus laid before 1 September 1989, or, if they do, the particulars thereof including their position underground may not be accurate. It must be understood that the furnishing of this information is entirely without prejudice to the provision of the New Roads and Street Works Act 1991 and the Company's right to be compensated for any damage to be repaired.

Service pipes are not generally shown but their presence should be anticipated.

EXACT LOCATIONS OF ALL APPARATUS TO BE DETERMINED ON SITE.

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Map scale: 1:1250
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Appendix D Development Plans

