



# Aldi Store, Straight Mile, Llay

Wrexham

## Flood Consequences Assessment

July 2019

| Project Information |                                                                                                                                       |
|---------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Project:            | Aldi Store, Straight Mile, Llay                                                                                                       |
| Report Title:       | Flood Consequences Assessment                                                                                                         |
| Client:             | Aldi Stores Ltd                                                                                                                       |
| Instruction:        | The instruction to undertake this Flood Consequences Assessment was received from Yvette Black of JLL acting on behalf of the Client. |
| File Ref:           | w10889-190321-FCA                                                                                                                     |

| Approval Record |                                          |
|-----------------|------------------------------------------|
| Author:         | Ceire McGough BSc (Hons)                 |
| Checker:        | Johanne Williams LLB (Hons) PGDip MCIWEM |
| Approver:       | Aled Williams BSc (Hons) MCIWEM          |

| Document History |                                           |
|------------------|-------------------------------------------|
| Date             | Comment                                   |
| 21/03/19         | First issue                               |
| 14/05/19         | Second issue – Updated with new Site Plan |
| 15/07/2019       | Third issue – Updated with new Site Plan  |

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## Introduction

Waterco has been instructed to prepare a Flood Consequences Assessment (FCA) in respect of a proposed commercial development at Gresford Road / Straight Mile (road), Llay, Wrexham, LL12 0NT.

The purpose of this report is to outline the potential flood risk to the site, the impact of the proposed development on flood risk elsewhere, and the proposed measures which could be incorporated to mitigate the identified flood risk. The report has been prepared in accordance with the guidance contained in Planning Policy Wales (PPW) and Technical Advice Note 15 (TAN15): Development and Flood Risk.

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## Existing Conditions

The site covers an area of approximately 1.1029 hectares (ha) and is located at National Grid Reference (NGR) 333390, 356307. A location plan and an aerial image are included in Appendix A.

Online mapping (including Google Maps / Google Streetview imagery, accessed March 2019) shows that the site is undeveloped comprising agricultural land. The site is bordered by Straight Mile (road) to the north, agricultural land with planning permission for 362 dwellings to the east (approved under outline planning permission P/2014/0905 and reserved matters application P/2017/1054) and Gresford Road and residential properties to the south and west.

The proposed development site falls within the wider red line boundary of the approved outline planning permission (planning reference: P/2014/0905).

## Local Topography

Topographical levels are provided on the 'Existing Site Plan' included in Appendix B. The Existing Site Plan shows that the site slopes from 88 metres Above Ordnance Datum (m AOD) in the north to 85.7m AOD in the south. The topographical survey identifies an isolated low point in the south-western corner of the site. A minimum level of 85.27m AOD is identified in the south-western corner, central to the isolated low point.

## Ground Conditions

Reference to the British Geological Survey (BGS) online mapping (1:50,000 scale) indicates that the site is underlain by superficial deposits of Devensian Till generally comprising Diamicton. The superficial deposits are identified as being underlain by Salop Formation consisting of mudstone, sandstone and conglomerate.

The geological mapping is available at a scale of 1:50,000 and as such may not be accurate on a site-specific basis.

The Cranfield University 'Soilscapes' map (March 2019) indicates that the site is underlain by '*Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils*'.

### Local Drainage

Public sewer records have been obtained from Dwr Cymru Welsh Water (DCWW) and are included in Appendix C. The DCWW sewer records show that there is a 150mm public foul sewer flowing north-west in Gresford Road. There are no other public sewers within the adjoining roads.

## Development Proposals

The proposed development is for a new Aldi food store, with associated parking, access, service yard and landscaping. Proposed development plans are included in Appendix D.

An element of ground level modification is proposed. The proposed delivery area / service yard, in the southern extent of the site, will be formed at a lower level (sympathetic to the existing topography). Proposed site levels are included on the 'Proposed Site Plan' in Appendix D.

## Flood Zone Category and Policy Context

### Flood Zone Category

The Welsh Government Development Advice Map, included in Appendix E, shows that the site is located within Flood Zone A – 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 NRW 'Flood Map for Planning' (Appendix E) shows that the site is located within an area outside of the extreme flood extent (Flood Zone 1), meaning it has a less than 0.1% annual probability of flooding.

### Development Vulnerability Classification

The proposed development is considered to be 'less vulnerable' development in accordance with Figure 2 of the Welsh Government's Technical Advice Note 15 – Development and Flood Risk (TAN15).

TAN15 states that less vulnerable development is considered acceptable within Flood Zone A.

### Local Policy

The Wrexham County Borough Council Unitary Development Plan (UDP) 1996 – 2011 was adopted in February 2005 and is the current UDP for the area. The UDP contains the following policies in relation to flood risk:

**Policy EC12 Development (including the raising of land) within defined flood plains will only be permitted if it:-**

- a) would not be subject to an unacceptable risk of flooding on-site and/or*
- b) does not results in an unacceptable risk of flooding on or off-site; and/or*
- c) does not adversely affect flood management or maintenance schemes.*

Wrexham County Borough Council is preparing the Local Development Plan (LDP) which will replace the current adopted Unitary Development Plan. The LDP will be a long-term land use and development strategy focused on achieving sustainable development. The Deposit Local Development Plan (draft LDP) contains the following policy in relation to flood risk:

*Policy SP19: Climate Change*

*To mitigate against the effects of climate change and adapt to its impacts, development proposals will need to demonstrate that they have taken into account the following:*

- i. Reducing carbon emissions;*
- ii. Protecting and increasing carbon sinks*
- iii. Adapting to the implications of climate change at both a strategic and detailed design level;*
- iv. Promoting energy efficiency and increasing the supply of renewable energy; and*
- v. Maintaining ecological resilience*
- vi. Avoiding areas susceptible to flood risk in the first instance in accordance with the sequential approach set out in national guidance; and*
- vii. Preventing development that increases flood risk.*

Local guidance documents including the Wrexham County Borough Council Preliminary Flood Risk Assessment (PFRA) (2011) and its November 2017 addendum have been reviewed for a site-specific information.

## Sources of Flooding and Probability

### Fluvial

The nearest watercourse is an unnamed watercourse which is located approximately 250m south-west of the site. The unnamed watercourse flows south-east and joins the River Alyn approximately 1.25km south-east of the site.

The site is elevated by a minimum of 10m above the unnamed watercourse to the south-west and approximately 55m above the River Alyn. As such, the site would not be affected by a flood event of these

watercourses.

The site is located within Flood Zone A on the Welsh Government Development Advice Map and has a less than 0.1% annual probability of fluvial flooding.

The NRW 'Historical Flood Map' (Appendix E) indicates that there are no records of historical fluvial flooding at or near to the site.

The site is therefore considered to be at very low risk of fluvial flooding.

## Tidal

The site is situated at a minimum of 85.27m AOD and is significantly above sea level. The site is therefore not at risk of tidal flooding.

## Surface Water

Surface water flooding occurs when rainwater does not drain away through the normal drainage system or soak into the ground. It is usually associated with high intensity rainfall events but can also occur with lower intensity rainfall or melting snow where the ground is saturated, frozen or developed, resulting in overland flow and ponding in depressions in topography. Surface water flooding can occur anywhere without warning. However, flow paths can be determined by consideration of contours and relative levels.

The NRW 'Flood Risk from Surface Water' map (Appendix E) shows that approximately 60% of the site is at very low risk of surface water flooding, meaning it has a less than 0.1% annual probability of flooding.

The NRW surface water flood mapping identifies an area of low (between a 1% and 0.1% annual probability), medium (between a 3.3% and 1% annual probability) and high (greater than 3.3% annual probability) risk of surface water flooding in the south-eastern extent of the site.

A review of online NRW mapping shows that during the 'high' risk event, the flooding on site is associated with surface water ponding in a topographical depression. No flow routes are shown to occur during the 'high' risk event. The online NRW surface water depth map shows that during a 'high' risk event, flood depths are estimated between 0.15m and 0.3m.

A review of online NRW mapping shows that during the 'medium' risk event, the flooding on site remains to be associated with surface water ponding in a topographical depression. No flow routes are shown to occur during the 'medium' risk event.

During the 'low' risk event, the surface water flooding on site is mainly influenced by surface water ponding within a topographical low point. However, flow routes are also shown to enter the site from Straight Mile to the north and Gresford Road to the south. The upstream extent of the offsite flow routes is minimal. The online NRW surface water depth map shows that during a 'low' risk event, flood depths in the lower south-eastern corner of the site are estimated between 0.3m and 0.9m.

The NRW surface water flood map identifies a surface water flow route flowing from north to south in the

centre of the site. The flow route originates from a small area of surface water ponding within agricultural land north of Straight Mile. Surface water flows are shown to spill on Straight Mile from agricultural land to the north before entering the site. The flow route is only shown to form during a low risk event. A review of online NRW surface water depth mapping shows that flood depths associated with the flow route are shallow (less than 150mm).

The NRW surface water flood mapping also identifies a flow route entering the site from Gresford Road during a low risk event. The flow route forms approximately 60m south of the site and its extent is minimal. A review of online NRW surface water depth mapping shows that flood depths associated with the flow route are shallow (less than 150mm).

It should be noted that the flow route entering the site from Straight Mile is unlikely to be realised. This is due to the presence of highway gully's on either side of the road (in the location of the flow route) and road kerbing. Should flooding from the agricultural land north of Straight Mile overspill onto the road, and if the highway gully's blocked or exceeded their capacity, surface water would be contained within the road by kerb heights and directed north-east, away from the site, following the topography of the road. The 'Existing Site Plan' (Appendix B) shows the fall of Straight Mile to the north-east and that verge / kerb heights at the northern site boundary are approximately 100mm above the level of the road.

Similar to the surface water flow route identified in Straight Mile, any surface water flooding in Gresford Road would be contained within the road by kerb heights and would be unlikely to enter the site. As shown on the 'Existing Site Plan' (Appendix B), kerb / verge heights at the western site boundary are a minimum of 100mm above road levels.

Flood mapping provided by the LLFA (Appendix F) shows locations of historic surface water flooding. The LLFA map shows records of surface water flooding to the west of the site in Gresford Road.

It can be concluded that 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. Further mitigation is detailed in the following sections.

## Sewer

Flooding from sewers can occur when a sewer is overwhelmed by heavy rainfall, becomes blocked, is damaged, or is of inadequate capacity. Flooding is mostly applicable to combined and surface water sewers.

The DCWW sewer records show that there is a 150mm public foul sewer in Gresford Road flowing north-west.

Flooding from foul sewers is rare and any flooding arising in Gresford Road would be contained within the road by kerb heights. Furthermore, the PFRA states *'there were no records of properties affected by sewer*

*flooding with significant consequences... within the (Wrexham County Borough Council) area.'* There are no distinct flow routes in the area which would direct any potential sewer flooding towards the site.

It can be concluded that the risk of sewer flooding is low.

### Groundwater

Groundwater flooding occurs when water levels underneath the ground rise above normal levels. Prolonged heavy rainfall soaks into the ground and can cause the ground to become saturated. This results in rising groundwater levels which leads to flooding above ground.

The PFRA states *'There were no records of past groundwater flooding within WCBC; this is due to the topography and geology of the area'*. There are no records of groundwater flooding at or near to the site.

The majority of the site will be predominantly hardstanding, limiting the vertical migration of groundwater. Furthermore, no basement levels are identified on development plans.

It can therefore be concluded that the risk of groundwater flooding is low.

### Artificial Sources

There are no canals in the immediate vicinity of the site. The NRW 'Risk of Flooding from Reservoirs' map (Appendix E) shows that the site is not at risk of flooding from reservoirs.

It can therefore be concluded that the risk of flooding from artificial sources is very low.

### Summary of Potential Flooding and Mitigation

It can be concluded that surface water flooding is the main potential source of flood risk at the site. Surface water ponding is shown on NRW surface water flood mapping to occur in the south-eastern extent of the site.

### Mitigation

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 (drainage designed by others). 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.

Furthermore, the lower south-eastern extent of the site will include a service yard. As shown on the 'Proposed Site Plan' (Appendix D), the proposed finished floor level (86.59m AOD) is over 1m above the level of the 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.

## Impact on Flood Risk Elsewhere

The surface water flooding identified on site is associated with surface water ponding within a topographical low point. The risk of flooding will be removed post development through the inclusion of a sustainable drainage system designed to accommodate the 1 in 100 year plus climate change storm event. As such, the development will not displace floodwater or increase flood risk elsewhere.

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 yard area which forms a low point on site. The development will not displace floodwater to surrounding land.

## Conclusions

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

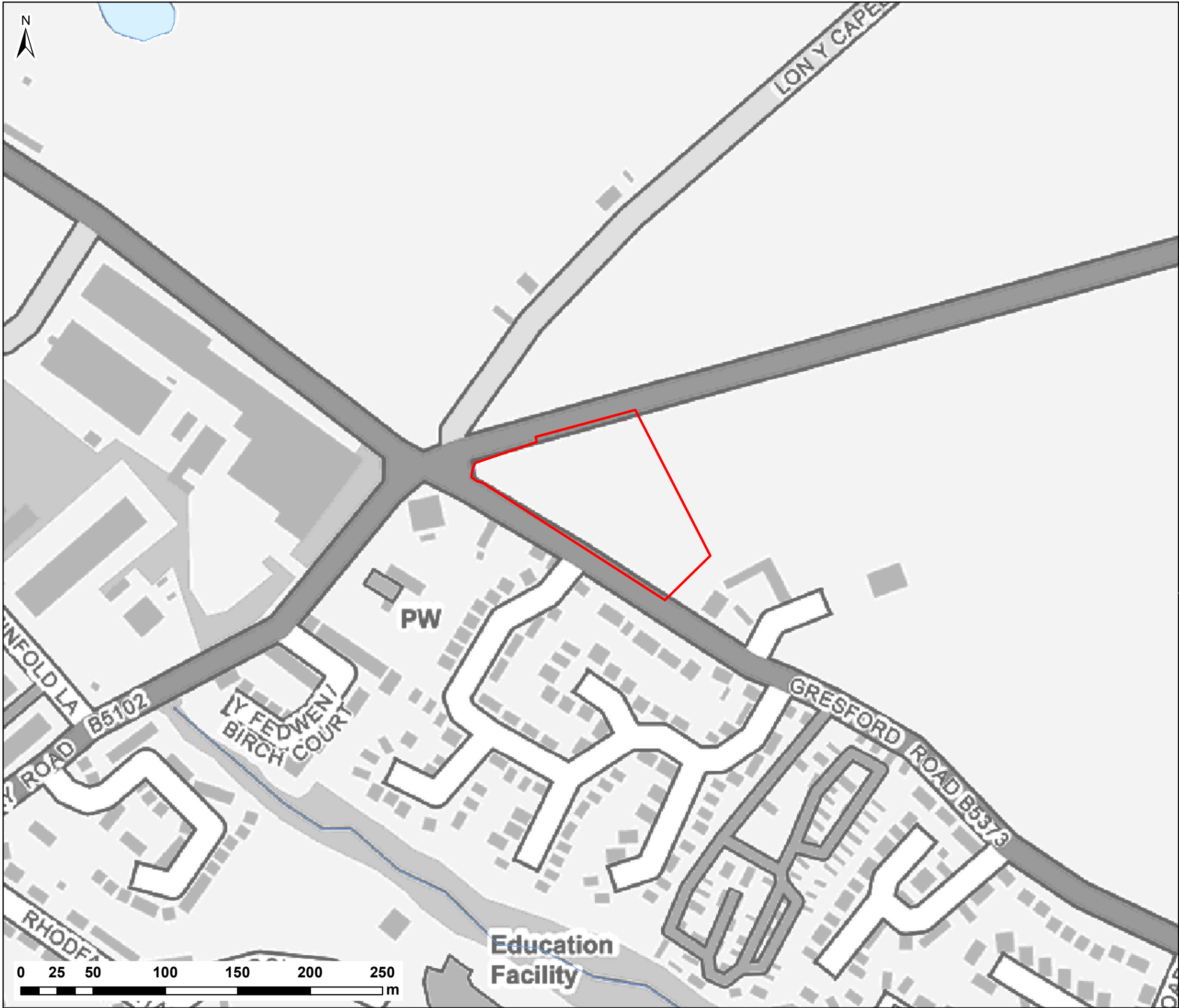
The site is located within Flood Zone A on the Welsh Government Development Advice Map – an area considered to be at little or no risk of fluvial or tidal flooding, with a less than 0.1% (1 in 1000) annual probability of flooding.

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](http://www.waterco.co.uk)

SCHEME:

**ALDI STORE, LLAY**

PLOT TITLE:

**LOCATION PLAN**

|              |  |  |            |
|--------------|--|--|------------|
| PLOT STATUS: |  |  | DATE:      |
| <b>FINAL</b> |  |  | 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](http://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:

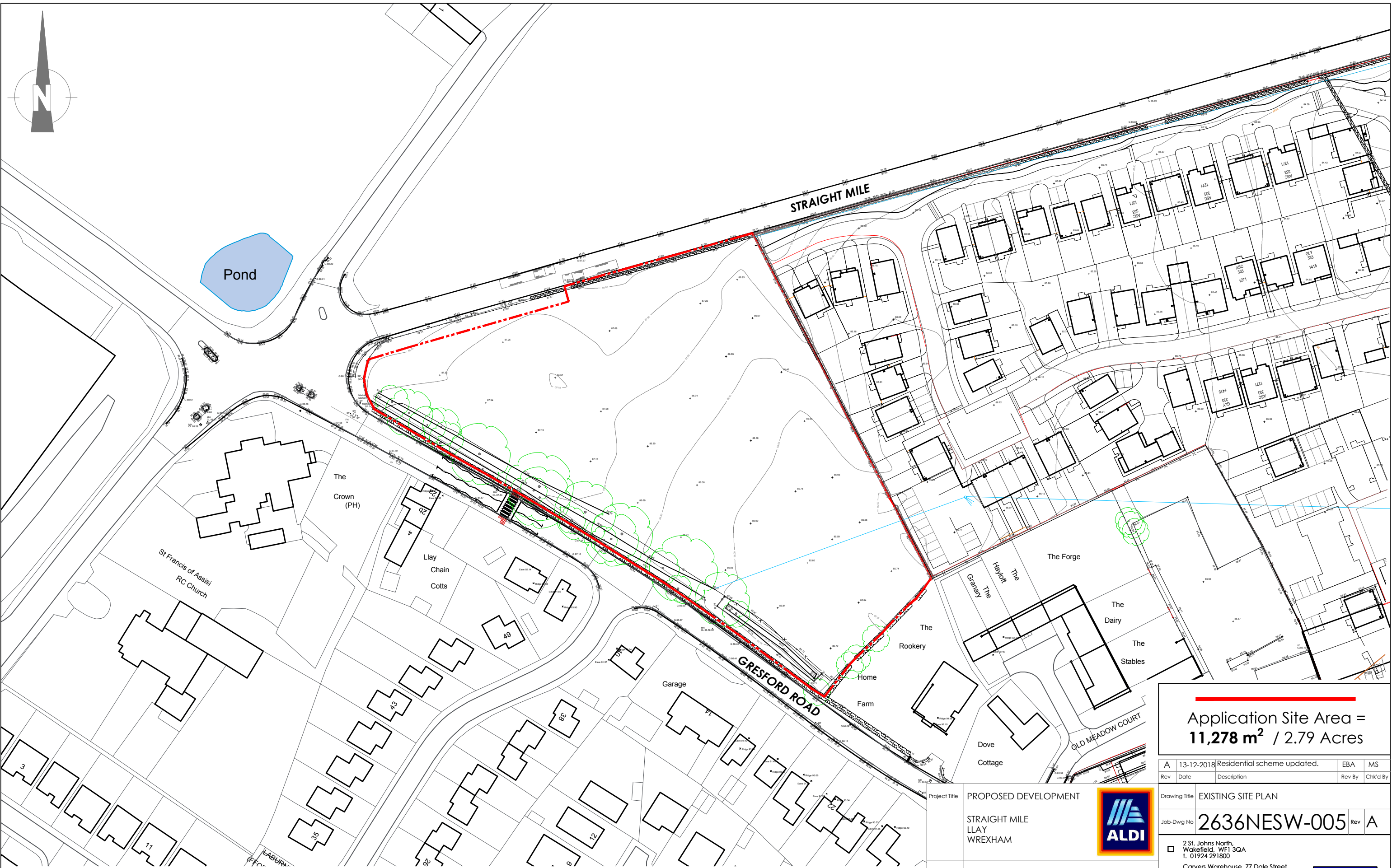
w10889-Aerial\_Plan

REV:

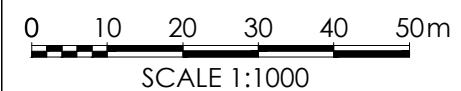
-

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

This drawing is copyright and may not be reproduced in whole or part without written authority. Do not scale off this drawing.

Application Site Area =  
**11,278 m<sup>2</sup> / 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

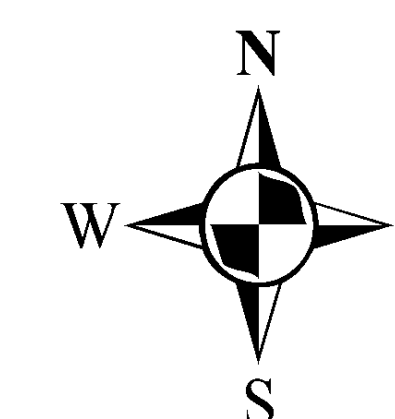
www.harrispartnership.com

## 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   | — | Lampole                                               |
| ●              | 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                                    |
| —              | Purge                   | — | 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 basis of the best information available and to the best of its knowledge and belief. The Company does not accept any liability for any loss or damage caused by reliance on this information. The accuracy of the information is not guaranteed. The Company is not responsible for any loss or damage caused by reliance on this information. The Company is not responsible for any loss or damage caused by reliance on this information. The Company is not responsible for any loss or damage caused by reliance on this information.

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 Ref: 333434,356284  
Map scale: 1:1250  
Printed by: John Emma  
Printed on: 01 Mar 2019

## Appendix D Development Plans





## Appendix E    NRW Maps



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

**LEGEND**

Site Boundary

**TAN15 Classification**

Zone A

Zone B

Zone C1

Zone C2

CLIENT:

www.waterco.co.uk

SCHEME:

ALDI STORE,  
LLAY

PLOT TITLE:

WELSH GOVERNMENT  
DEVELOPMENT ADVICE MAP  
FEBRUARY 2019

PLOT STATUS:

FINAL

DATE:

19/02/2019

DRAWN:

CM

CHECKED:

AW

APPROVED:

VG

PLOT SCALE @ A3:

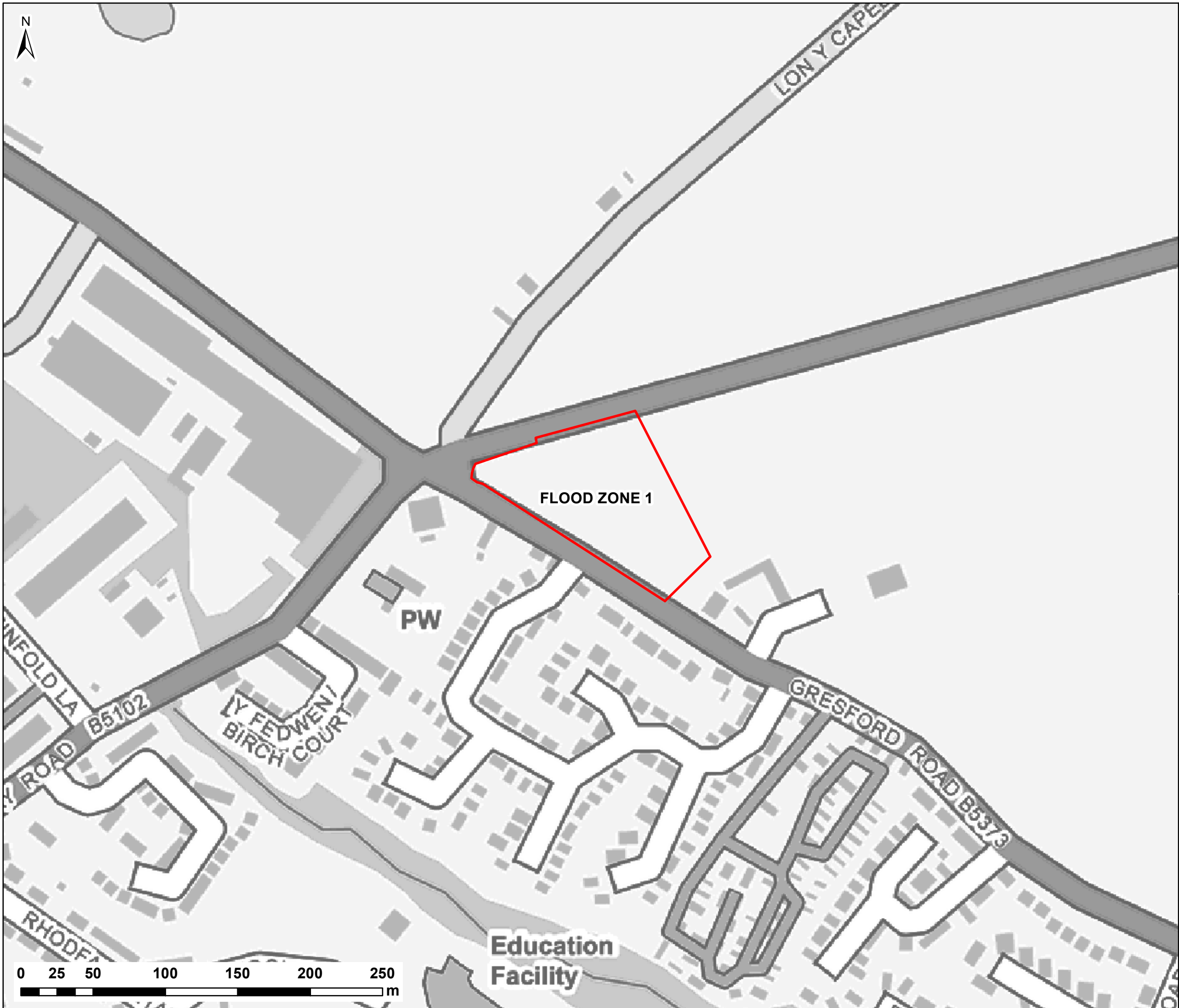
1:2,500  
(UNLESS STATED OTHERWISE)

PLOT NAME:

w10889-TAN\_15

REV:

-



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

**LEGEND**

- Site Boundary
- NRW Flood Defences
- Areas Benefitting from Defences
- Flood Storage Areas
- NRW Flood Zone 3
- NRW Flood Zone 2



CLIENT:

[www.waterco.co.uk](http://www.waterco.co.uk)

SCHEME:

**ALDI STORE,  
LLAY**

PLOT TITLE:

**NRW FLOOD MAP FOR PLANNING  
FEBRUARY 2019**

|               |          |           |                                      |
|---------------|----------|-----------|--------------------------------------|
| PLOT STATUS:  |          |           | DATE:                                |
| <b>FINAL</b>  |          |           | 19/02/2019                           |
| DRAWN:        | CHECKED: | APPROVED: | PLOT SCALE @ A3:                     |
| CM            | AW       | VG        | 1:2,500<br>(UNLESS STATED OTHERWISE) |
| PLOT NAME:    |          |           | REV:                                 |
| w10889-NRW_FZ |          |           | -                                    |



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

**LEGEND**

-  Site Boundary
-  Low (between 0.1% and 1.0%)
-  Medium (between 1.0% and 3.33%)
-  High (3.33% or greater)



CLIENT:



[www.waterco.co.uk](http://www.waterco.co.uk)

SCHEME:

**ALDI STORE,  
LLAY**

PLOT TITLE:

**NRW FLOOD RISK FROM  
SURFACE WATER  
FEBRUARY 2019**

PLOT STATUS:

**FINAL**

DATE:

19/02/2019

DRAWN:

CM

CHECKED:

AW

APPROVED:

VG

PLOT SCALE @ A3:

1:2,500

(UNLESS STATED OTHERWISE)

PLOT NAME:

w10889-NRW\_SW

REV:

-



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

**LEGEND**

Site Boundary

NRW Historical Flood Map

CLIENT:

[www.waterco.co.uk](http://www.waterco.co.uk)

SCHEME:

**ALDI STORE, LLAY**

PLOT TITLE:

**NRW HISTORICAL FLOOD MAP**

|              |  |  |            |
|--------------|--|--|------------|
| PLOT STATUS: |  |  | DATE:      |
| <b>FINAL</b> |  |  | 19/02/2019 |

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

|                 |      |
|-----------------|------|
| PLOT NAME:      | REV: |
| w10889-NRW_HIST | -    |



**w10889-Aldi Store, Llay - RES**

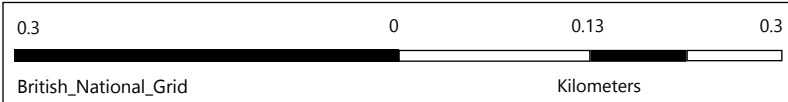
**Map Perygl Llifogydd / Flood Risk Map**

**Allwedd / Map Key**

- Reservoir Extents
- Reservoir Depths
  - 0 - 0.3m
  - 0.3 - 2.0m
  - Greater than 2.0m

**Graddfa / Scale** 1: 5,001

**Dyddiad / Date**  
13/03/2019



Ceir rhestr lawn o delerau ac amondau yn <https://naturalresources.wales/rhybuddsafonol> neu drwy gysylltu ag [ymholiada@cyfoethnaturiolcymru.gov.uk](mailto:ymholiada@cyfoethnaturiolcymru.gov.uk). A full list of terms and conditions is available from the <https://naturalresources.wales/StandardNotice> or by contacting [enquire@naturalresourceswales.gov.uk](mailto:enquire@naturalresourceswales.gov.uk) © Crown copyright and database rights 2017 Ordnance Survey 100019741. Geological mapping: British Geological Survey ©NERC. Centre for Ecology & Hydrology © NERC (CEH). Defra and Met Office © Crown copyright. © Cranfield University. © James Hutton Institute. Land & Property Services © Crown copyright and database right.

## **Appendix F    LLFA Correspondence**

## Ceire McGough

---

**From:** Neil Taunt <Neil.Taunt@wrexham.gov.uk>  
**Sent:** 01 March 2019 11:52  
**To:** Ceire McGough  
**Cc:** Dave Sharp; Cerys Jones; Sharon Williams; Mared Rees-Jones  
**Subject:** RE: w10889-Aldi Store, Llay - LLFA

Hi Ceire,

The FCA should consider the impacts of an infill at this location. If the site is acting as a local low point then the consequence of filling it in to adjacent property/land (giving due consideration to the development commencing on the adjacent land) should be understood. If the infilling results in an increase in flood risk then it would not be acceptable or would need to be fully mitigated..

I have reviewed our records for any reported flooding incidents in the immediate vicinity of the site and have included below (purple stars indicate recorded incident). The limited information we hold details historic flooding issues on adjacent highway and to residential property in the vicinity.



If you have any questions on the above please let me know.

Many thanks

Neil

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**From:** Sharon Williams  
**Sent:** 01 March 2019 08:01  
**To:** Mared Rees-Jones; Neil Taunt  
**Cc:** Dave Sharp; Cerys Jones  
**Subject:** FW: w10889-Aldi Store, Llay - LLFA

Mared,

Please find attached information regarding FCA for the Aldi Site in Llay.

Neil, please would you be able to respond to their comments.

(Cerys pls file on ENQ/2018/0241)

Thanks

Sharon

**Sharon Williams**  
Business Support Officer (Development Control)



-  01978 298785
-  Cyngor Bwrdeistref Sirol Wrexham, Adran Amgylchedd a Chynllunio, 16 Stryt yr Arglywydd, Wrexham LL11 1LG
-  Wrexham County Borough Council, Environment and Planning Department, 16 Lord Street, Wrexham LL11 1LG
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**From:** Cerys Jones  
**Sent:** 28 February 2019 16:01  
**To:** Sharon Williams  
**Subject:** FW: w10889-Aldi Store, Llay - LLFA

Sharon

The email below has been received in the shared inbox.

Thank you Cerys

**Cerys Jones**  
Cynorthwydd Cymorth Busnes / Business Support Assistant



01978 298741  
16 Stryt yr Arglwydd, Wreccsam, LL11 1LG  
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**From:** Ceire McGough [mailto:ceire.mcgough@waterco.co.uk]  
**Sent:** 28 February 2019 14:44  
**To:** planning  
**Subject:** w10889-Aldi Store, Llay - LLFA

**Proposed Aldi Store at Land at Home Farm, Gresford Road / Straight Mile Road, Llay, Wrexham, LL12 ONT. Grid Reference: 333390, 356307.**

Dear Sir / Madam,

We are currently preparing a Flood Consequence Assessment for a proposed development at the above address. The site is shown within Flood Zone A, however, we are seeking Lead Local Flood Authority comments on surface water flood risk.

The proposed development is for a new Aldi food store with associated parking, access and landscaping. A proposed development plan is attached for reference.

The NRW surface water flood risk map (attached) shows a risk of surface water flooding in the south-eastern extent. The flood risk appears to be associated with surface water ponding within a topographical low point on site. The low point is in the proposed location of the Aldi Store and service yard.

It is proposed to mitigate the surface water flood risk (ponding) by levelling the site (removing the topographical low point). A sustainable drainage system is also proposed (which will accommodate rainfall runoff within drainage systems).

Please could you advise if the levelling of the site (removing the topographical low point where surface water flooding is identified) is acceptable to mitigate the potential surface water flood risk.

If you have any questions or require any further information to process my request please don't hesitate to contact me.

Kind regards,

**Ceire McGough** BSc  
Environmental Consultant



Assessment, Modelling, Design

**Ruthin - Chester - Manchester - Hyderabad**

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Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn [www.wreccsam.gov.uk](http://www.wreccsam.gov.uk). Arbedwch bapur - meddylwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y'i cyfeirir atynt yn unig. Am yr amodau llawn ynglŷn ? chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at [www.wreccsam.gov.uk/top\\_navigation/disclaimersw.htm](http://www.wreccsam.gov.uk/top_navigation/disclaimersw.htm)

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

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