

Mr Nathan Cunningham
Urban Developments
Pinfold Works
Rossett Road
Trevalyn
Wrexham
LL12 0DQ

9th February 2015

Scheme : Former Golden Grove Inn, Rossett, Wrexham

Subject : Phase 1: Preliminary Flood Consequences Assessment

Dear Nathan,

Thank you for your instruction to undertake a Phase 1: Preliminary Flood Consequences Assessment (FCA) for a proposed residential development at the former Golden Grove Inn, Lyndir Lane, Rossett, Wrexham, LL12 0AS.

The residential development is classified as 'highly vulnerable' in accordance with Figure 2 of the Welsh Government's Technical Advice Note 15 – Development and Flood Risk (TAN15).

The majority of the site falls within Flood Zone A on the Welsh Government Development Advice (DA) Map – an area considered to have the lowest probability of fluvial/tidal flooding, with a less than 1 in 1000 (0.1%) annual probability of flooding.

A small extent of the northern and southern boundaries of the site are located within Flood Zone C2 on the DA Map – an area considered to be at flood risk, without significant defence infrastructure, with a 0.1% (1 in 1000) chance or greater of flooding in any given year.

File Ref: w1766-150209-Phase 1 FCA

01824 702220

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A pre-planning opinion was received from Natural Resources Wales (NRW) on 4th February and is enclosed. NRW have stated that 'the existing flood outline in the vicinity of the property is unlikely to reflect the true flood risk. This is because the upstream extent of the flood model on the Golden Grove Drain is at the site's north-west corner'. Therefore the flood risk associated with the reach of the river which flows along the southern and western boundary of the site is unknown.

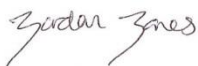
NRW have stated that 'any FCA should be supported by additional flood risk modelling of the reaches of the Golden Grove Drain in the vicinity of the site and upstream as far as necessary to capture any overland flow routes which may affect the site. The FCA should consider the flood risk associated with blockage at the culvert where the watercourse leaves the site, and the effects of climate change on the flood risks.'

In conclusion, current flood mapping does not reflect the true flood risk to the site. Therefore, as requested by NRW, hydraulic modelling of the Golden Grove Drain will be required to support a full FCA.

We would be happy to provide a formal quotation for the modelling works. Please note that a topographical survey (including channel cross sections) will be required in support of the modelling. We would be happy to obtain a quotation for the survey or alternatively provide a survey specification to a surveyor of your choice.

We hope that this letter satisfies your current requirements for this site. If you have any questions or would like a quotation for the modelling / survey works please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink that reads 'Jordan Jones'.

Jordan Jones
jordan.jones@waterco.co.uk

Enclosed documents: Proposed development plan; NRW correspondence

File Ref: w1766-150209-Phase 1 FCA

A decorative graphic at the bottom of the page featuring a blue wavy line representing water, with several realistic-looking water droplets and bubbles of varying sizes scattered along and above the wave.

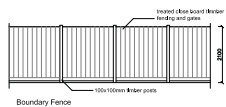
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The diagram illustrates a boundary wall construction. On the left, a 'rendered brickwork wall' is shown with a height dimension of '1450'. In the center, there is a 'brickwork path'. On the right, the wall continues with a 'stone coping to match existing'. The entire structure is labeled 'Boundary Wall' at the bottom.



 Marshall's Orchard Top tile
Orchard color: Pleasant Grey

 Tarmac road surface tile
Orchard black

 Marshall's Eggstone tile
Egg (pale) 100% Orchard
Orchard light & dark grey

 Fennepave Eggstone tile
Egg (pale) 100% Orchard
Orchard Natural Grey

 Drive Grey Limestone
Orchard light blue stone

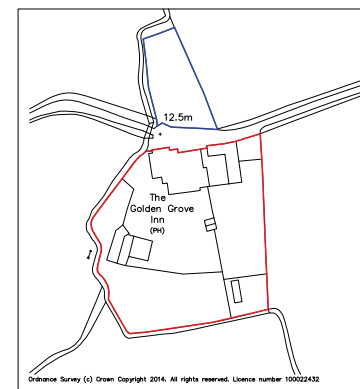
 Grass surface

 Close Board timber decking
& gates 2.2m high

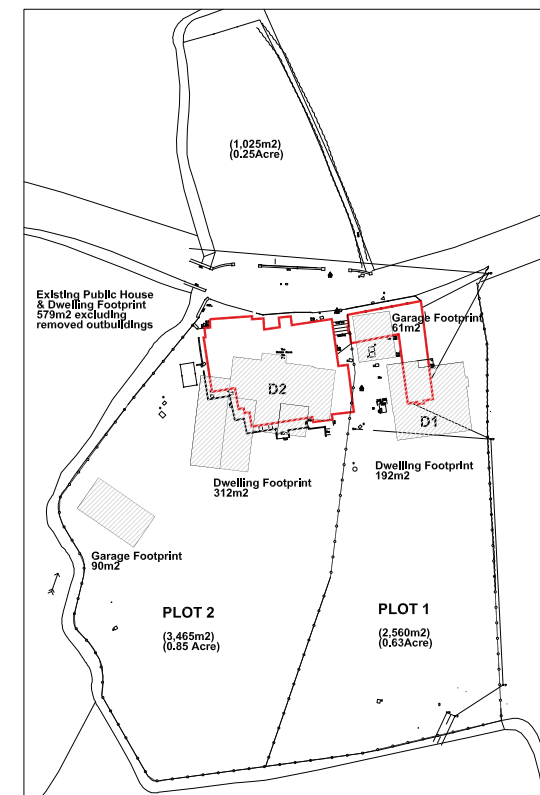
 Close Board timber fence

	Hand-laid Cobble Top & Original color surface
	Translucent black finish colored resin
	Hand-laid Stone featured top paving 50x50mm colored surface
	Formcast finished Cobble top paving 100x100mm Color: Natural Grey
	Grass surface
	Close board Inter locking 3.5cm high
	Close board Inter locking 1.5cm high

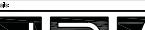
Site Plan [Scale 1:200]



Ordnance Survey Map [Scale 1:1250]



Site Plan Overlay Proposed Development - [Scale 1:500]

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Hardie Brack Push Building 25 Hardtopp Street Liverpool L69 0AA T: 0151 242 1500 F: 0151 231 1006 www.deanbrack.co.uk				
Site: Urban Developments		Project Title: New Housing Development		
Site Location:		Former Golden Grove Inn, Lyndry Lane, Rosset, Wrexham L12 0AS		
Drawing Title:		Site Layout & Landscaping as Proposed		
Scale:		1:200 / 5000 / A1 GLM 06.10.14 PP24-170 DC-01		

Jordan Jones

From: Thomas, Gareth <Gareth.Thomas@cyfoethnaturiolcymru.gov.uk>
Sent: 04 February 2015 12:12
To: Jordan Jones
Cc: Crump, Angharad
Subject: w1766 - Former Golden Grove Inn, Lyndir Lane, Rossett, LL12 0AS - Pre Planning Opinion (NT/2015/116645)
Attachments: image002.gif; DC-01 Site Plan.pdf
Categories: Information received

Dear Ms Jones,

Thank you for referring the above application, which we received on 12th January 2015.

We have the following comments:

Flood Risk

The site lies partially within Zone C2 as defined in TAN 15 Development & Flood Risk (2004) and shown on Welsh Government's Development Advice Map. This flood outline is based on Natural Resources Wales' 0.1% AEP present-day flood event outline. However, the existing flood outline (reflected in both the Floodmap and DAM) in the vicinity of the property is unlikely to reflect the true flood risk.

This is because the upstream extent of the flood model on the Golden Grove Drain is at the site's north-west corner, where this watercourse is no longer a main river, and so the flood risk associated with the reach of the river which flows along the southern and western boundary of the site is unknown.

We have no record of historic flooding affecting this site, however, land in the adjacent fields to the south were flooded in 2000.

Any FCA should be supported by additional flood risk modelling of the 'ordinary' reaches of Golden Grove Drain in the vicinity of the site and upstream as far as necessary to capture any overland flow routes which may affect the site. The FCA should consider the flood risk associated with blockage at the culvert where the watercourse leaves the site, and the effects of climate change on the flood risks. Please contact Lucy Stephenson, Flood Risk Analysis Engineer, on 0300 065 3873 should you wish to discuss this further.

Protected Species

There would be a need to demonstrate as part of any formal planning application for conversion or demolition of the existing buildings on site that the proposal would not be detrimental to the maintenance of the Favourable Conservation Status (FCS) of protected species, including bats. We recommend that you seek further advice from the Local Planning Authority's internal ecological adviser and/or third sector nature conservation organisations such as the local wildlife trust, RSPB, etc. The Wales Biodiversity Partnership's web site has guidance for assessing proposals that have implications for section 42 habitats and species (www.biodiversitywales.org.uk).

Foul Drainage

The foul drainage associated with this development will require a new Environmental Permit under the Environmental Permitting Regulations 2010, from Natural Resources Wales, unless an exemption

applies. The site already benefits from a discharge consent (CG0364101), for the discharge from the existing public house. The applicant is advised to contact Natural Resources Wales for further advice and to discuss the issues likely to be raised. You should be aware that a permit may not be granted. Additional guidance on 'Environmental Permitting' can be accessed:

<http://www.environment-agency.gov.uk/business/sectors/32320.aspx>.

Please note that our comments are without prejudice to any comments we may wish to make when consulted on any planning application for development on this land. At that time there may be new information available which we will need to take into account in making a formal response.

Kind regards,

Gareth Thomas

Swyddog Cyswllt Cynllunio / Planning Liaison Officer

Cyfoeth Naturiol Cymru / Natural Resources Wales

Ffôn/Tel: (0300) 065 3786 **Siaradwr Cymraeg / Welsh Speaker** 

E-bost/E-mail: Gareth.Thomas@cyfoethnaturiolcymru.gov.uk Gareth.Thomas@naturalresourceswales.gov.uk

Gwefan / Website: www.cyfoethnaturiolcymru.gov.uk / www.naturalresourceswales.gov.uk

Ein diben yw sicrhau bod adnoddau naturiol Cymru yn cael eu cynnal, eu gwella a'u defnyddio yn gynaliadwy, yn awr ac yn y dyfodol.

Our purpose is to ensure that the natural resources of Wales are sustainably maintained, enhanced and used, now and in the future.

From: Jordan Jones <jordan.jones@waterco.co.uk>

Sent: 12 January 2015 12:11

To: Planning

Subject: w1766 - Former Golden Grove Inn, Lyndir Lane, Rossett - Pre Planning Opinion

Proposed residential development at the former Golden Grove Inn, Lyndir Lane, Rossett, Wrexham, LL12 0AS.

Grid Ref: 335371E, 358658N.

Dear Sir / Madam,

Please could you provide me with a Pre-Planning Opinion for a site at the above address.

The proposed development is for two residential properties with associated parking facilities and landscaping. I have attached a proposed site plan for reference.

Please could you advise if there will be any specific requirements for a Flood Consequences Assessment at this site and if you have any records of historical flooding in this area.

If you have any questions or require any further information, please do not hesitate to contact me.

Kind Regards,

Jordan Jones

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Jordan Jones

From: Access to Information Team <accesstoinformationteam@naturalresourceswales.gov.uk>
Sent: 21 January 2015 11:03
To: Jordan Jones
Subject: Fw: w1766 - Former Golden Grove Inn, Lyndir Lane, Rossett - Product 4 - ATI-06377a
Attachments: Invoice.doc

Categories: Information received

Hi Jordan,

We can provide the following for this request:

- Fluvial Flood Map
- Flood Event Outline
- Assets Data
- We have no modelled data

Please see the invoice attached should you wish to purchase the information.

Kind regards,

Hannah Goddard

From: Access to Information Team
Sent: 12 January 2015 15:23
To: Flood Risk Mapping
Subject: Fw: w1766 - Former Golden Grove Inn, Lyndir Lane, Rossett - Product 4 - ATI-06377a

Hi there,
We've had this Product 4 through.
Thank you,
Hannah

From: Jordan Jones <jordan.jones@waterco.co.uk>
Sent: 12 January 2015 12:06 PM
To: Access to Information Team
Subject: w1766 - Former Golden Grove Inn, Lyndir Lane, Rossett - Product 4 data request

Proposed residential development at the former Golden Grove Inn, Lyndir Lane, Rossett, Wrexham, LL12 0AS.
Grid Ref: 335371E, 358658N.

Dear Sir / Madam,

Please could you provide me with a cost for purchasing the 'Product 4' flood level data for the site at the above address. I have attached a site plan for your reference.

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

Kind Regards,

Jordan Jones



Waterco Ltd, Lon Parcwr Business Park, Ruthin LL15 1NJ
01824 702220 - www.waterco.co.uk - jordan.jones@waterco.co.uk

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