

Johnson, Tony

From: Johnson, Tony
Sent: 14 October 2009 13:31
To: 'Ruairi.Barry@Environment-Agency.gov.uk'
Subject: Wrexham Western Gateway Flood Consequence Assessment.

FTAO Mr Ruairi Barry

Dear Sir

We have been speaking with Paul Sleeman in Transport and Asset Management Department at Wrexham Council with regards to the Wrexham Western Gateway development proposals (Ruthin Road). Paul suggested you maybe the appointed EAW Development Control Officer who will be overseeing the flood risk element of this proposal and I should contact you in the first instance.

Atkins have been appointed the flood risk consultants on this planning proposal and we will be undertaking the FCA on behalf of Wrexham Council.

In an effort to be proactive and to engage EAW Development Control at every stage of this application, we have taken the opportunity to outline our initial thoughts of flood risk on the current site and possible flood consequence issues associated with post development. We hope to get an agreement with you in principle at this initial stage on the way forward with the FCA and what EAW would like to see addressed as part of the FCA.

We have attached a plan and conceptual design of the development proposals for your attention.



Development
Area.zip

The Development Advice Map suggest portions of the Western Gateway development area are within Zone C2 and that only less vulnerable development should be considered subject to the application of the justification test, including acceptability of consequences. The Western Gateway proposals are for the development of non residential use.

Here are our thoughts on what we feel should be addressed as part of the FCA.

-Could you please confirm our initial thoughts that portions of the site fall within Zone C2.

-We are not sure of any history of the site flooding. Could you please provide any evidence of flood history on the site which you may hold.

- The emphasis of the assessment will concentrate on the risk of fluvial flooding to the site from the 2 watercourse and the setting of finished floor levels.
- Post development runoff rates should not exceed current greenfield runoff. **Could you please provide guidance on whether you would like us to calculate current greenfield rates or should we use EAW default greenfield runoff ?**
- Our initial assessment suggest that with the used of SUDS the development is unlikely to increase flood risk to the proposed site and to others.

We understand that a previous FCA (Ruthin Road Development, Wrexham. Faber Maunsell, 2005) has been undertaken for a Redrow housing development adjacent to the site which has been approved and is now under construction and near completion. As part of the Redrow FCA a hydraulic model was constructed and flood levels developed for the River Gwenfro and an unnamed watercourse running through the centre on the site. We do have a few questions associated with the modelling and conclusions and recommendations of the Redrow FCA which you may be able to help with, although we do appreciate that this work was undertaken some 4 years ago.

Has this model been approved by EAW ?

Are you happy for the Atkins to use the results of the hydraulic modelling work undertaken in the Redrow FCA for the Western Gateway FCA ?

Has the recommended works on the Croesnewydd Road culvert and downstream culvert been authorised by EAW ?

It is our intention to progress the FCA on the basis of the above initial assessment. I should be grateful if you would confirm your 'in principle' agreement to the basis of the assessment.

The FCA will contain the necessary information which forms the basis of the above statements.

Please do not hesitate to contact me if you require any further information or clarification.

Thanks
TJ

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