**Ellie Jones**

**From:** [redacted]
**Sent:** 08 January 2026 14:55
**To:** Joanna Lawton
**Cc:** Lois Plaistow
**Subject:** RE: 4269 | Clywedog Valley | Minera Quarry site
**Attachments:** ATI 28417a - Flood level data request Minera Quarry

Hi Joanna,

We have tried to obtain the detailed flood level information suggested below, but unfortunately Natural Resources Wales don't seem to hold this information (see attached), so I am unable to provide further information in this regard.

However, I would draw NRW's attention to paragraphs 508-511 of the report, which discusses the actual detailed survey levels around the site vs. the lidar data the flood maps are based on. The actual levels show that the threshold levels of the building are broadly similar to the adjacent road levels which are noted to be outside of the flood zone 3 areas shown in the lidar mapping. We have suggested that the actual survey levels are more accurate and therefore conclude that the building should not be shown as within flood zone 3 and is therefore not at significant risk of flooding from fluvial sources.

However, if further detailed information on the levels of the flood water is available we are happy to review further.

Kind Regards

**Matthew Barker** MEng (Hons), CEng, MIStructE
Associate Director

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**From:** Joanna Lawton
**Sent:** 06 January 2026 11:49
**To:** Matthew Barker
**Cc:** Sami Hudson ; Lois Plaistow
**Subject:** 4269 | Clywedog Valley | Minera Quarry site

Dear Matthew,

We have received queries back from Wrexham County Borough Council following the Planning application submitted for the proposed building at Minera Quarry site. Please see below extract from a letter we have received with regards to the Flood Risk Assessment.

Please can you review the comments and advise/ provided the required information.

**Flood Risk**
The planning application proposes less vulnerable development (quarry staff welfare building). The Flood Map for Planning identifies the application site to be at risk of flooding and within Flood Zone 3 Rivers.
We refer you to Section 10 of Technical Advice Note 15: Development, flooding and coastal erosion, dated 2025 (TAN15) for advice on how you should consider this application in line with current planning policy. Our role is to provide you with detailed advice on the findings and conclusions of the Flood Consequences Assessment (FCA) in relation to flooding from rivers and/or the sea, including the impact on flooding elsewhere. For advice on flood risk from surface water and or small watercourses you should consult with your Lead Local Flood Authority.
We have reviewed the FCA undertaken by GCA Consulting, Flood Risk Assessment, 10620-GCA-XX-ZZ-RP-D-2001, 30th June 2025. Our advice to you is that the FCA as submitted is inadequate. No assessment has been undertaken of structures and land formation that may influence any fluvial flood regime. The FCA has failed to provide any discussion in relation to compliance with threshold levels and flood risk beyond design criteria.

Many Thanks,

Joanna

**Joanna Lawton**
Associate Director
**B H B A R C H I T E C T S**
RIBA Chartered Practice
[redacted]

