No flooding occurs during 100 year + 40%CC, Winter Storm Event

Flood Depth Bands

Depth < (mm)	Hazard Rating <	Lower Colour	Upper Colour
0	0.00	Not Drawn	
50	0.75		
125	1.50		
300	2.50		
>			

Flood Plain Surrounding Redwither Brook. 10m Maintenance Easement has been provided along the Brook to avoid any infrastructure.

Flood Zone B as per NRW Flood Maps

Flood Zone C1 as per NRW Flood Maps

Flood Zone B as per NRW Flood Maps

Flood Zone C1 as per NRW Flood Maps

Flood Zone C2 as per NRW Flood Maps

10m Maintenance Easement (No Infrastructure allowed)

Maximum Flooded Volume: 3.734m³

Maximum Flooded Volume: 6.145m³

Proposed Swale 03

Proposed Swale 01

Proposed Swale 02

Proposed Swale 04

Proposed Artic Vehicle Parking

Proposed Service Yard Access Road

Proposed External Store

Proposed Pond

Proposed Test Area

Proposed HAIB Building

FFL: 27.650m

Proposed Parking

Proposed Parking Access Road

Redwither Brook

Track

Drain

O/H

H/O

RWP

Key:

	Flow Direction
FFL: XX.XXm	Finish Floor Level
	Flood prone areas

Safety, Health & Environmental Information:

In addition to the hazards and risks normally associated with the types of work detailed on this drawing, please note the significant hazards identified by symbols below,

INDICATES A RESIDUAL RISK AS A WARNING

INDICATES A RESIDUAL RISK FOR INFORMATION

and described below:

Construction/Maintenance/Cleaning/Demolition

Refer to Drawing:

General Notes:

1. Do not scale from this drawing.
2. All dimensions are in millimetres (mm), all levels in metres (m) unless noted otherwise.
3. Discrepancies or omissions are to be reported to the Engineer prior to work commencing.
4. Materials and workmanship are to comply in all respects with current British Standard Specifications, Codes of Practice, and Building Regulations Approved Documents.
5. The copyright of this drawing is vested in the Engineer and must not be copied or reproduced without written consent.
6. The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work commences.
7. This drawing is to be read in conjunction with all relevant specifications and drawings issued by the Engineer, Architect and other Specialists.

Note:

1. For Drainage Plan Layout refer to drawing: TOS-BML-XX-XX-DR-C-0500
2. For External Surfaces refer to drawing: TOS-BML-XX-XX-DR-C-0700
3. For Drainage Details refer to drawings: TOS-BML-XX-XX-DR-C-0505 to 0508
4. For Stormwater Chamber & Pipe Schedules refer to drawing: TOS-BML-XX-XX-DR-C-0502

Rev	By / Chk'd	Date	Description
P04	IW/AM	25/07/2025	Drainage details updated
P03	IW/AM	30/06/2025	Drainage details updated
P02	IW/AM	20/05/2025	Drainage details updated
P01	IW/AM	04/03/2025	Preliminary issue for client comments

PRELIMINARY DRAWING
This drawing is not to be used for construction

Client

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BarnsleyMarshall

Project

The Oaks Site
Wrexham Industrial Estate

Drawing

Flood Flow Analysis
700 year + 0%CC
1140 Min Winter Storm Event

By IW/AM Date 18/02/2025

Drawing No. TOS-BML-XX-XX-DR-C-0520 Revision P04

BML Job No. 1000-06 Status -

Drawing Scale at A1: -

CAD Filename: Y:\Projects\1000-06 The Oaks Site, Wrexham Ind Est\Information - Working\DWG\TOS-BML-XX-XX-DR-C-0520 P04 - Flood Flow Analysis.dwg