Ellie Jones

From: Jenni Perkins
Sent: 10 February 2026 10:44
To: planning_admin
Subject: FW: Ysgol ID Hooson Rhosllanerchrugog

Hello,

Please can the below response be logged (Flood Officer) on P/2025/0337.

Thank you,

Jenni

From: Claire Wyn-Jones <CWyn-Jones@pellfrischmann.com> /
Sent: 10 February 2026 10:40
To: Jenni Perkins <Jenni.Perkins@wrexham.gov.uk>
Cc: Andrew Carpenter <ACarpenter@pellfrischmann.com>; SAB-Wrexham <sab-wrexham@pellfrischmann.com>
Subject: RE: Ysgol ID Hooson Rhosllanerchrugog

Hi Jenni,

Apologies I thought I had responded to your e-mail!

Response:

Following my review of the Flood Warning and Evacuation Plan (FWEP) prepared by Waterco in December 2025, I acknowledge that the document makes clear that the 'Stay Put' procedure would only be implemented after all other reasonable evacuation options have been exhausted (this is in line with guidance. The Flood Warning and Evacuation Plan outlines weather-warning actions, communication channels, and on site refuge arrangements, and it recognises that surface-water routing across the site as a risk.

Having reviewed the flood mapping and information contained within the FWEP, together with Cathryn's previous detailed and comprehensive responses, I note the following:

Safe Access and Egress from the site cannot be demonstrated or provided
Flood depth, velocity and hazard mapping in the FWEP shows that although the school building itself is largely flood-free during most events, all potential off site access/egress routes experience flooding, including:

1. Brook Street: up to 480–550 mm flood depths in the 1% and 0.1% AEP scenarios, with some areas categorised as 'danger to some' and 'danger to most'.
2. Glanrafon Road: while at lower depth, the road is intersected by multiple surface-water flow routes during design storm events, with depths up to circa 330 mm, and velocities that elevate hazard ratings at certain locations.

These conditions make it impossible to demonstrate a reliably safe access/egress route from the site, particularly for pupils, parents walking on foot, school transport, and emergency vehicles under worsening weather conditions. The FWEP itself implicitly recognises this residual risk by relying on the 'Stay Put' Strategy as the final fallback measure, while appropriate in emergency management terms does not mitigate the underlying planning issue that safe evacuation cannot be provided.

Increased impermeable building footprint without the incorporation of compensatory flood storage
The development increases the impermeable areas of the school site and while the drainage strategy will control the discharge to pre-developed greenfield rates, no corresponding on-site compensatory flood storage volume is identified or appropriately considered.
Given that surface-water exceedance and overland flow already flows across the site and through the access roads in all return-period events, the absence of compensatory storage:

- Reduces the available floodplain capacity,
- Potentially increases overland flow routing intensity, and
- Elevates the hazards/risks and on surrounding highway routes.

While the Waterco FWEP is detailed and operationally sound as an emergency response document, it does not resolve the fundamental planning and safety concerns:

- Safe access/egress remains unachievable/unpracticable, given the predicted depth, velocity, and hazard ratings on all surrounding routes during relevant flood events.
- Compensatory storage provisions are not evidenced, despite the increased impermeable footprint and the presence of existing surface water flow routes.
- Increased pupil numbers will exacerbate the risk, both by increasing the number of individuals dependent on evacuation routes and by raising the pressure on on-site refuge arrangements.

Based on evidence, these issues remain material and must be addressed and it may result in the fundamental planning concerns remaining and unable to be resolved by risk mitigation measures.

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From: Jenni Perkins <Jenni.Perkins@wrexham.gov.uk>
Sent: 27 January 2026 11:57
To: Claire Wyn-Jones <CWyn-Jones@pellfrischmann.com>
Subject: Ysgol ID Hooson Rhosllanerchrugog

Hi Claire,

Thanks again for your time this morning.

I attach the latest set of documents submitted by the agent to address the concerns put forward. If possible, could I have some further comments on the Flood warning and evac plan/drainage scheme? I have also attached all the responses that Cathryn provided which I think are important for context.

Thank you so much.

Jenni
Jenni Perkins
Uwch Swyddog Cynllunio / Senior Planning Officer
Economi a Chynllunio / Economy and Planning
Cyngor Bwrdeistref Sirol Wrecsam / Wrexham County Borough Council

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wrecsam.gov.uk. Arbedwch bapur - meddyliwch cyn argraffu!

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