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Project	For land to the east of Bryn Lane, Wrexham Industrial Estate
Document Title	Flood risk comments
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TECHNICAL NOTE – FLOOD RISK COMMENTS

This Technical Note has been prepared to summarise the additional information required to demonstrate compliance with Technical Advice Note 15 (TAN15) and the Statutory Standards for Sustainable Drainage Systems. The information below is necessary to support assessment by the LLFA. These comments are related to flooding only and the drainage comments will be provided separately as part of SAB review.

General Flood Risk Comments

- Further clarification and supporting analysis should be provided to demonstrate the existing and proposed flood storage volumes within the swale areas. This should confirm that the proposed earthworks, swales and regrading will not displace flood water or increase flood risk elsewhere, in accordance with TAN15.

- Please provide the results of the additional groundwater trial pitting to confirm that groundwater levels will not adversely affect the operation and long-term performance of the proposed swales, infiltration elements and land drainage system.

- Final exceedance flow routing should be clearly demonstrated to confirm that surface water runoff will be managed safely within the site and directed away from buildings, access routes and adjacent land during exceedance events.

- Please confirm that the proposed development will not adversely affect safe access and egress during relevant flood events, in accordance with TAN15 requirements.

- Any works affecting the receiving ordinary watercourse may require separate Land Drainage Consent from the LLFA.

Outstanding Flood-Related Comments from Ongoing SAB Review

SAB_FUL_2025_1201 – Wrexham AFC Football Pitch, Design Review 1.3 dated 29/04/2026

The submitted information indicates that the proposed swales are intended to provide both attenuation storage and additional flood storage during extreme events, with exceedance flows directed toward the swale and ditch system as part of the overall flood management strategy.

- The methodology for deriving the flood storage volumes and defining the contributing flood extent has not been clearly demonstrated. This should be supported by incorporating calculation outputs/values into a 3D before and after levels/depth analysis covering both swales. The existing and proposed flood extents and volumes should be quantified using the site topography/ground model to allow comparison.

- Additional groundwater trial pitting was proposed following the original investigations undertaken during a dry summer period. Please provide the results of the additional groundwater trial pitting once available and update the relevant drawings/details to confirm groundwater levels relative to the proposed swale bases, infiltration features and drainage infrastructure.

- Further clarification should be provided to demonstrate that the proposed exceedance routing, swale arrangements and associated earthworks will not adversely affect existing overland flow paths across the site. This should demonstrate how exceedance flows will continue to be safely conveyed toward the receiving ditch and attenuation areas during higher return period events.

Although the SAB review remains ongoing and responses will be provided separately through that process, please also provide responses to the above flood-related comments to enable this flood risk review to be closed out.