Flood Warning and Evacuation Plan

Development Site: Casa Del Rio, Almere Farm, Almere Ferry Road, Trevalyn, Rossett, LL12 0BY

Application No: P/2024/1595

Document Date: 21st May 2026 / Version 1.0

1.0 Context & TAN 15 Compliance

Purpose: This Flood Warning Evacuation Plan has been written towards pre-occupancy Planning Condition 7. It mitigates the high-probability flood risks associated with residential uses in Flood Zone 3.

Site Classification: The site is located in Flood Zone 3 on the Natural Resources Wales (NRW) Flood Map for Planning. This denotes a high probability of flooding.

Flood Source: The primary hazard is fluvial flooding from the River Dee.

2.0 Structural & Passive Flood Protections

Finished Floor Levels (FFLs): Ground floor levels are elevated above ground level above the flood level.

Passive Flood Resilience: Structural elements below the flood level beneath the structure will be designed to be submerged in water, such as utilising concrete or brick.

Service Safety: All incoming utilities, consumer units, and meter positions are located above the flood level where possible.

3.0 High-Risk Phased Trigger & Action Matrix

Due to the site being located in a high-risk flood zone, registration with the NRW Free Flood Warning Service is a legal condition of occupancy.

NRW Trigger Level	Estimated Lead Time	Mandatory Resident Actions
NRW Flood Alert *(Flooding Possible)*	2 hours to 2 days	• **Pack the Flood Go-Bag** immediately. • Move all vehicles out of the development to a pre-arranged location outside Flood Zone 3. • Clear all ground-floor and/or gardens of loose items that could float. • Cover airbricks or vents if possible • Block sinks, baths, toilets and weigh down heavy objects

		• Unplug washing machine and dishwashers and disconnect them from the water supply
NRW Flood Warning *(Flooding Expected)*	30 mins to 1 day	• Trigger Mandatory Evacuation . All residents must leave the site immediately. • Turn off the main gas, electricity, and water valves before locking up. • Travel via the approved Dry Egress Route. • Do not touch plug sockets or other sources of electricity when standing in flood water
NRW Severe Flood Warning *(Danger to Life)*	Immediate / Ongoing	• Do not attempt to leave the site if water is on the roads. • Retreat instantly to the Safe Refuge. • Call 999 • Lock ground-floor internal doors and wait for emergency services.

4.0 Evacuation and Safe Refuge Protocols

Dry Access and Egress Route Evacuation Route:

Exit the property via the existing access road and proceed directly to Almere Farm where there is a safe area outside of Flood Zone 3 but within Flood Zone 2. The surrounding areas are all in Flood Zone 3 therefore this is an island within the Flood Zone. This should be used as a secondary safety zone if waters are surrounding the property and safety should then take place at a higher level within the property.

The closest safe area outside of the Flood Zone 3 is Trevalyn. This is indicated on the map attached to this report.

Evacuation Window: Residents must evacuate during the Flood Alert or at the absolute start of the Flood Warning phase. Due to the Flood Zone 3 classification, access roads are highly vulnerable to early inundation.

Strict Velocity Rule: Residents must never attempt to drive or walk through floodwater. As little as 15cm of fast-flowing water can knock over an adult, and 30cm can move a car.

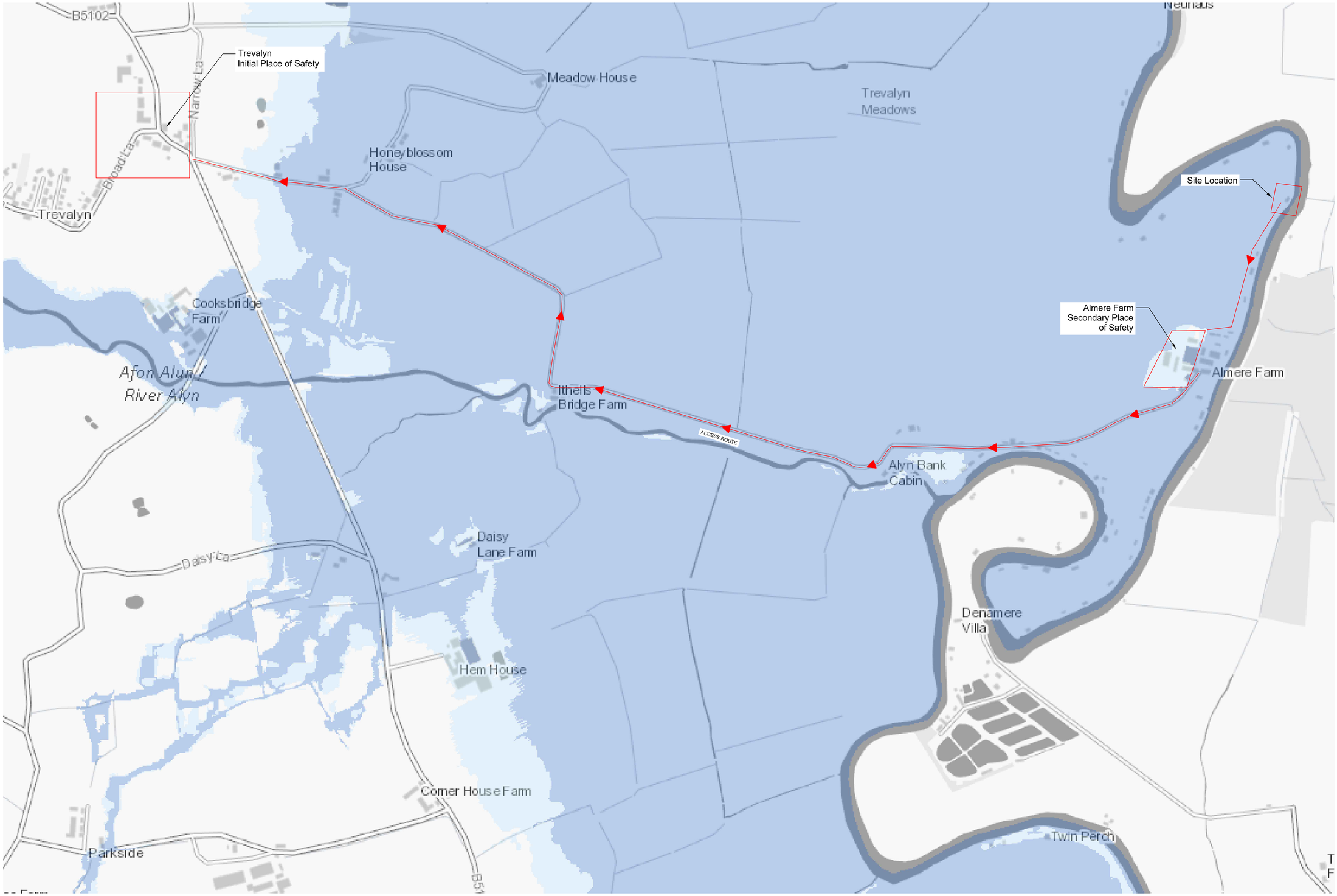
5.0 Emergency Contacts

Emergency Services (Fire / Police / Ambulance): 999 – 101 if non urgent

Natural Resources Wales Floodline (24hours): 0345 988 1188

Natural Resources Wales Incident Hotline (24 hours): 0300 065 3000

National Grid (Power Cut): 105 or 0800 6783 105



Notes

1. Third party flood and topographical information has been used to complete this drawing. Land Studio are not liable for this information.

Revision	Date	Description	Drawn	Apprvd.
P01	22.05.26	Issued for Approval	AW	LS

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Client	Mr Gary Spillard
Project	Land at Almere Farm. Trevalyn
Drg Title	Flood Evacuation Plan

Created on	Created by	Approved by
18.05.26	AW	LS

Scale	Size	Workstage
1:150	A1	Stage 4

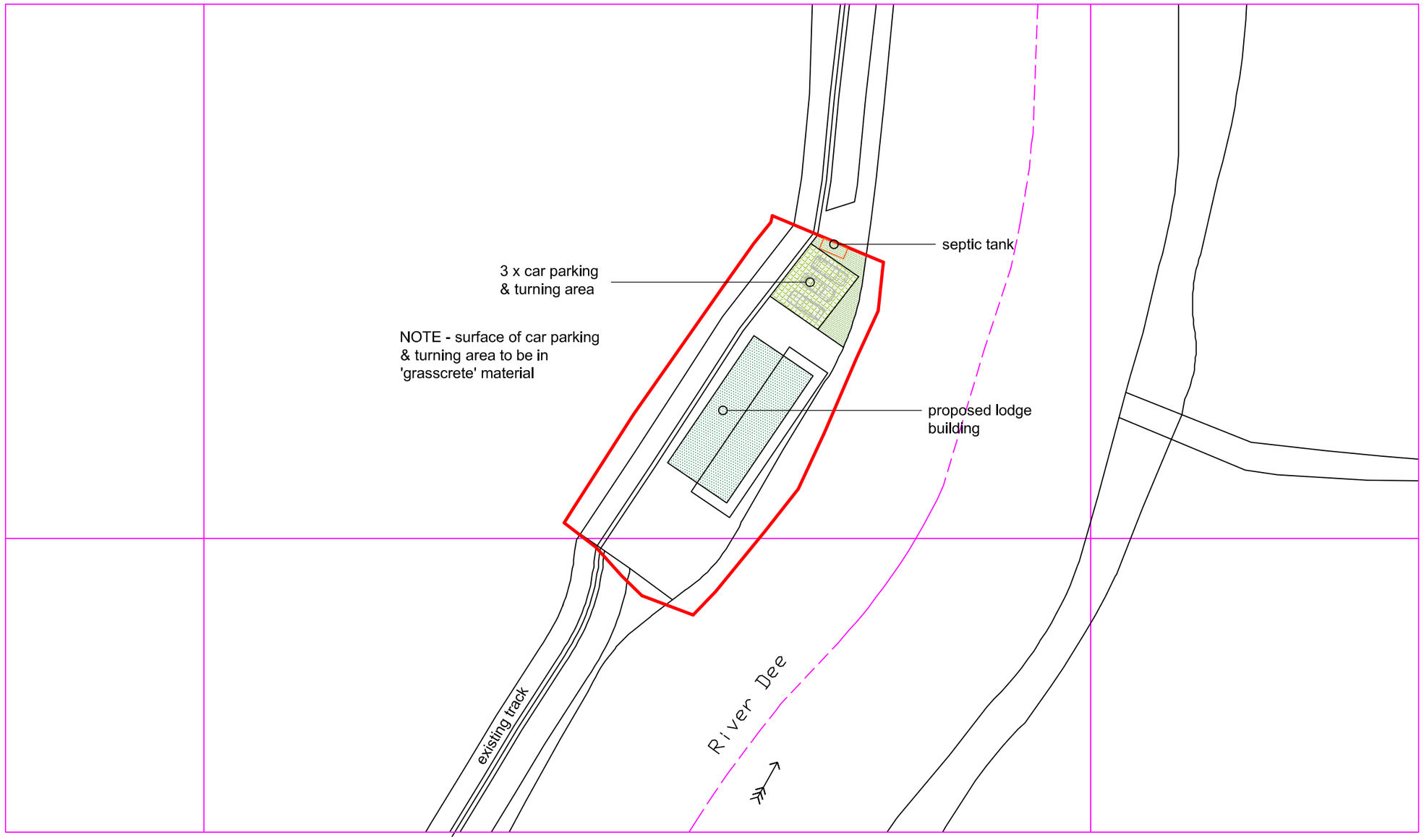
Drg No.	Suitability	Revision
447-LST-XX-XX-DR-D-0100	S4	P01

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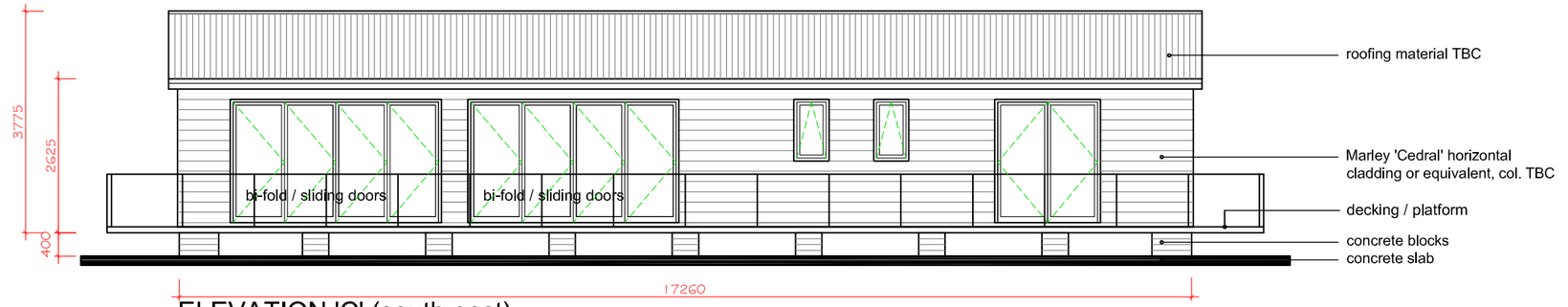
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PROPOSED SITE PLAN
PROPOSED LODGE BUILDING @
LAND AT ALMERE FARM, ALMERE FERRY ROAD
TREVALYN, ROSSETT
WREXHAM, LL12 0BY

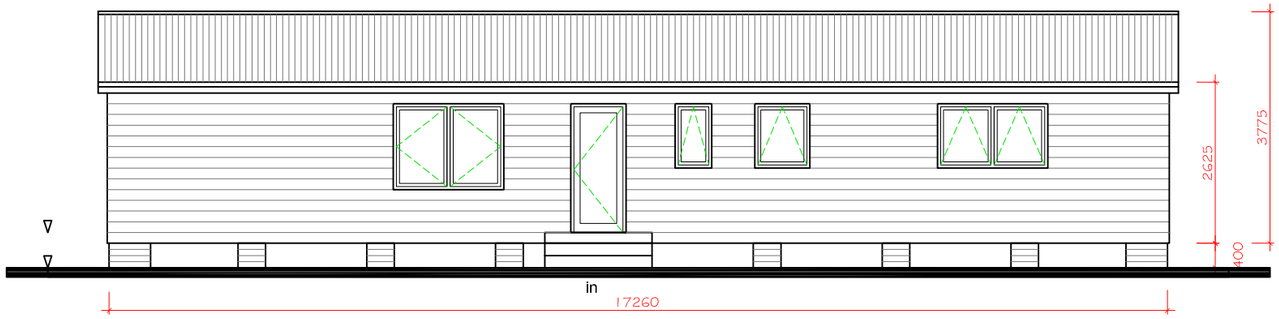
0 10m 20m 30m 40m

Scale bar in metres

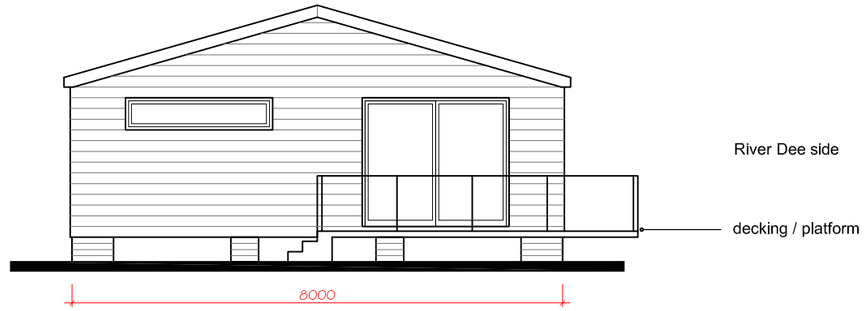
Dwg No.	**ALR 005**
Scale:	**1: 500 @ A3**
date:	**23.02.26**
drawn:	**jon evans**



ELEVATION 'C' (south east)



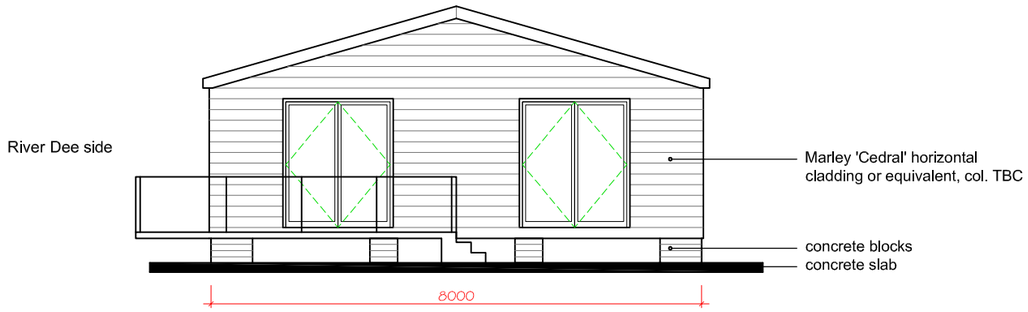
ELEVATION 'A' (north west)



ELEVATION 'B' (south west)

PROPOSED PLAN

AREA = 138 sq m GEA



ELEVATION 'D' (north east)

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PROPOSED PLAN & ELEVATIONS
PROPOSED LODGE BUILDING @
LAND AT ALMERE FARM, ALMERE FERRY ROAD
TREVALYN, ROSSETT
WREXHAM, LL12 0BY

0 2m 4m 6m 8m

Scale bar in metres

Dwg No. ALR 002
Scale: 1: 100 @ A3
date: 16.10.24
drawn: jon evans

Flood Mitigation Measures Implementation Time Frame

All works are sensitive to the flood seasons. River levels tend to be low in the summer months therefore all works to be undertaken during this season where possible.

1. Floor level is to be raised to allow water to pass underneath the property as indicated on drawing ALR 002 dated 16.10.24 – This work has already been completed (2025)
2. Permeable surfacing to be provided as indicated on drawing ALR 005 dated 23.02.26 – assumed construction summer of 2026.
3. Construction details to be implemented prior to occupation – assume construction summer of 2026.
    - Proposed wall construction uses water-resistant walling materials with any new plasterboard fixed horizontally rather than vertically or split sheets mid-height with a dado rail to reduce the extent of replacement following a flood.
    - All service wiring, switches, sockets, service panels, communications and boilers to be mounted above 0.9m from the ground so as not to be affected following a flood.
    - Kitchens to be installed using plastic, solid wood or stainless-steel base cupboards and housings in preference to particle board or MDF with mounted appliances above the predicated flood height
    - All drains to be fitted with non-return valves where possible on main below ground drainage to prevent surcharge of drains into building or into appliances.
    - Temporary air brick covers and demountable flood barrier to doorway to be installed
    - Sealing of all holes with foam or other sealing compound where services pass through external wall or floor construction to be undertaken.
4. Evacuation plan and warning notice to be erected prior to occupation – assume 2027
5. Sign up to flood warnings from NRW prior to occupation – assume 2027