GeoSmart.

Flood Consequence Assessment

Risk: Very Low to Low

The Site is mapped within NRW's fluvial and tidal Flood Zone 1, which indicates there is a Low probability of fluvial and tidal flooding. The risk of flooding from rivers and the sea is Very Low, taking flood defences into account.

Following analysis of the baseline data the Site is considered to be at a Very Low risk of surface water flooding, a Negligible risk of groundwater flooding and a Low risk of flooding from artificial sources (reservoirs, canals and sewers).

Mitigation measures are recommended in this report to reduce the risks to an acceptable level over the lifetime of the development.



Report prepared for

TeleCycle Europe Ltd

Site Address

1 First Avenue
Redwither Business Park
WrexhamLL13 9XP

Date

15/05/2026

Site Area

6910 m²

Grid Reference

338324, 350207

Report Status

FINAL

Report Reference

91810R2

FloodSmart

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Version Control

Report Version	Date	Report Author	Report Checker & Reviewer
91810R1	15/05/2026	**Harriet Parker** Consultant	**Toby Kay** Project Consultant
91810R2	15/06/2026	**James Robinson** Senior Consultant	

1. Executive summary

The Planning Policy Wales (PPW) 12th edition (2024) and Technical Advice Note 15 (TAN 15) (2025) requires Flood Consequence Assessments (FCA) to review flooding from all potential sources. A review has been undertaken of national environmental data sets to assess the potential flood risk to the Site. The review is provided within this concise interpretative report written by an experienced GeoSmart consultant.

Site analysis

Source of Flood Risk	Baseline[1]	After analysis[2]	After Mitigation[3]
River (fluvial) flooding	Very Low		N/A
Sea (coastal/tidal) flooding	Very Low		N/A
Surface water (pluvial) flooding	Very Low to Low	Very Low	N/A
Groundwater flooding	Negligible		N/A
Other flood risk factors present	Yes (sewers)		Yes
Is any other further work recommended?	Yes (see below)		

1 BASELINE risks assigned for the whole Site, using national risk maps, including the benefit of NRW flood defences and the impacts of climate change.

2 AFTER ANALYSIS modification of risk assessment based on detailed site specific analysis including some or all of the following: flood model data, high resolution mapping, building location, access routes, topographic and CCTV surveys. Reasons for the change in classification are provided in the text.

3 AFTER MITIGATION risks include risks to proposed development / asset and occupants if mitigation measures recommended in this report are implemented, including the impacts of climate change.

*N/A indicates where mitigation is not required.

Summary of existing and proposed development

The Site is currently used within a commercial capacity as a light industrial Site used for storage and distribution. Warehouse buildings are located to the east, with a canopy building and yard area in the west. Associated parking spaces are located along the southern and eastern boundaries, with access provided to the south.

Development proposals comprise the change of use of the Site to a recycling centre for waste electrical and electronic equipment. The buildings are proposed to remain, with the introduction of a quarantine area and container in the existing yard area, as well as waste stacks separated by concrete barriers along the western boundary.

Summary of flood risks

The flood risks from all sources have been assessed as part of this report and are as follows:

River (fluvial) and Sea (Estuarine/Coastal) flooding

According to NRW's Flood Map for Planning, the Site is located within a fluvial and tidal Flood Zone 1 (Low Probability).

According to NRW's Flood Risk Assessment Wales (FRAW) map, which considers the type, condition and crest height of flood defences, the Site has a Very Low risk of both fluvial and tidal flooding.

Surface Water (Pluvial) flooding

According to NRW's Flood Map for Planning, the Site is located within Surface Water and Small Watercourses Flood Zone 2.

According to NRW's Flood Risk Assessment Wales (FRAW) mapping, the Site has a Very Low risk of flooding from surface water and small watercourses.

- In the present day, flooding is not anticipated on Site until the 1 in 1000 year event, where depths of up to 0.15-0.30 m are anticipated along the eastern boundary of the Site.
- When the present day 1 in 1000 year event is used as a proxy for the 1 in 100 year climate change event, flooding is limited to the eastern boundary and a minor area of the existing warehouse, but is not anticipated within the proposed development area.

Consideration to access and egress has been given in Section 7. The mapped surface water flood risk is limited and is not considered likely to pose a significant constraint to safe access and egress in all modelled scenarios.

Groundwater flooding

Groundwater Flood Risk screening data indicates there is a Negligible potential risk of groundwater flooding at the surface in the vicinity of the Site during a 1 in 100 year event.

Artificial sources of flooding

The risk of flooding from artificial (man-made) sources such as reservoirs, sewers and canals has been assessed:

- NRW's Risk of Flooding from Reservoir map confirms the Site is not at risk of reservoir flooding.
- Ordnance Survey (OS) data confirms there are no canals near to the Site.

- Information regarding flooding events from sewers in the study area is not available at time of writing.

A risk has been identified from sewers, although the level of risk could not be determined. As a precautionary measure, the risk of flooding from artificial sources is considered to be Low.

The risk to the development has been assessed over its expected 75 year lifetime, including appropriate allowances for the impacts of climate change which could increase the flood risk to the Site. Risks identified include increased potential for surface water flooding, and appropriate mitigation measures are proposed.

As the Site is located within Flood Zone 1 and the proposed development is Less Vulnerable, the TAN15 (2025) tolerable conditions and acceptability criteria are not applicable to the proposed development.

Recommendations

Recommendations for flood mitigation are provided below, based upon the proposed development and the flood risk identified at the Site.

- In line with best practice, the ongoing management and maintenance of existing and any proposed drainage networks, under the riparian ownership of the developer, should be undertaken in perpetuity with the development.

GeoSmart recommend the mitigation measures discussed within this report are considered as part of the proposed development where possible and evidence of this is provided to the Local Planning Authority as part of the planning application.

2. Introduction

Background and purpose

A site-specific flood consequence assessment has been undertaken, to assess the flood risk to and from the development Site. This assessment has been undertaken by firstly compiling information concerning the Site and the surrounding area. The information gathered was then used to construct a 'conceptual site model', including an understanding of the appropriateness of the development, as defined in the PPW (2024), and the source(s) of any flood risk present. Finally, a preliminary assessment of the steps that can be taken to manage flood risk to the development was undertaken.

This report has been prepared with reference to the Technical Advice Note (TAN) 15 (2025) which supplements the PPW (2024).

The general approach of PPW, supported by TAN15, is to advise caution in respect of new development in areas at high risk of flooding by setting out a precautionary framework to guide planning decisions. The overarching aim of the precautionary framework is, in order of preference, to:

- Direct new development away from those areas which are at high risk of flooding; and
- Where development is considered to be in high-risk areas (Zones 2 and 3) only those developments which can be justified on the basis of the tests outlined in Section 6 are located within such areas.

The purpose of this report is to provide clear and pragmatic advice regarding the nature and potential significance of flood hazards which may be present at the Site.

Report scope

A thorough review of a commercially available flood risk report and NRW supplied data has been undertaken, indicating potential sources of flood risk to the Site from rivers and tidal sources, surface run-off (pluvial), groundwater and reservoirs, including historical flood information and modelled flood extent. Appropriate measures are recommended to manage and mitigate the flood risk to the property.

Information obtained from NRW as well as a review of the Wrexham Unitary Development Plan (Wrexham Council, 2005) and Wrexham Local Development Plan (2013 - 2028) - Deposit Plan Consultation (2018) are used to ascertain local flooding issues and, where appropriate, identify information to support a Justification test and Assessment of Flood Consequences required as part of the PPW (2024). It is noted that a Strategic Flood Consequence Assessment (SFCA) has not been published for the Wrexham Council area.

The existing and future flood risk to and from the Site from all flood sources is assessed in line with current best practice using the best available data. The risk to the development has been assessed over its expected lifetime, including appropriate allowances for the impacts of climate change. Residual risks that remain after the flood risk management and mitigation measures are implemented, are considered with an explanation of how these risks can be managed to keep the users of the development safe over its lifetime.

An indication of whether the Site will potentially increase flood risk elsewhere is provided, including where the proposed development increases the building footprint at the Site. A drainage strategy to control runoff can be commissioned separately if identified as a requirement within this report.

Report limitations

It is noted that the findings presented in this report are based on a desk study of information supplied by third parties. Whilst we assume that all information is representative of past and present conditions, we can offer no guarantee as to its validity and a proportionate programme of site investigations would be required to fully verify these findings.

The basemap used is the OS Street View 1:10,000 scale, however the Site boundary has been drawn using BlueSky aerial imagery to ensure the correct extent and proportion of the Site is analysed.

This report excludes consideration of potential hazards arising from any activities at the Site other than normal use and occupancy for the intended land uses. Hazards associated with any other activities have not been assessed and must be subject to a specific risk assessment by the parties responsible for those activities.

Datasets

The following table shows the sources of information that have been consulted as part of this report:

Table 1. Datasets consulted to obtain confirmation of sources of flooding and risk

Source of flooding	Datasets consulted			
	Commercial Flood Maps	Local Policy & Guidance Documents*	Natural Resources Wales	OS Data
Historical	X	X	X	
River (fluvial) / Sea (tidal/coastal)	X	X	X	
Surface water (pluvial)	X	X	X	
Groundwater	X	X		
Sewer		X		
Culvert/bridges		X		X
Reservoir		X	X	

*Local guidance and policy, referenced below, has been consulted to determine local flood conditions and requirements for flood mitigation measures.

Local policy and guidance

For this report, several documents have been consulted for local policy and guidance and relevant information is outlined below:

Wrexham Unitary Development Plan (Wrexham Council, 2005):

Policy EC12

Development (including the raising of land) within defined flood plains will only be permitted if it: -

- **would not be subject to an unacceptable risk of flooding on-site; and/or**
- **does not result in an unacceptable risk of flooding on or off-site; and/or**
- **does not adversely affect flood management or maintenance schemes.**

Policy EC13

Development which would result in an unacceptable adverse impact on the water environment due to additional surface water run-off will not be permitted.

Wrexham County Borough Council is preparing the Local Development Plan (LDP) which will replace the current adopted Unitary Development Plan. The LDP will be a long-term land use and development strategy focused on achieving sustainable development. The Deposit Local Development Plan (draft LDP) contains the following policy in relation to flood risk:

Wrexham Local Development Plan (2013 - 2028) - Deposit Plan Consultation (2018):

Policy SP19: Climate change

Avoiding areas susceptible to flood risk in the first instance in accordance with the sequential approach set out in national guidance; and

Preventing development that increases flood risk.

Policy DM1: Development Management Considerations

Not increase the risk of flooding but makes adequate provision for sustainably dealing with foul and surface water drainage and not result in an unacceptable impact upon the water environment.

Strategic Flood Consequence Assessment:

No Strategic Flood Consequence Assessment has been identified for the Wrexham Council area.

Guidance

Strategic Flood Consequence Assessments are carried out by local authorities, in consultation with the Natural Resources Wales, to assess the flood risk to the area from all sources both now and in the future due to climate change. They are used to inform planning decisions to ensure inappropriate development is avoided (PPW, 2024).

3. Site analysis

Site information

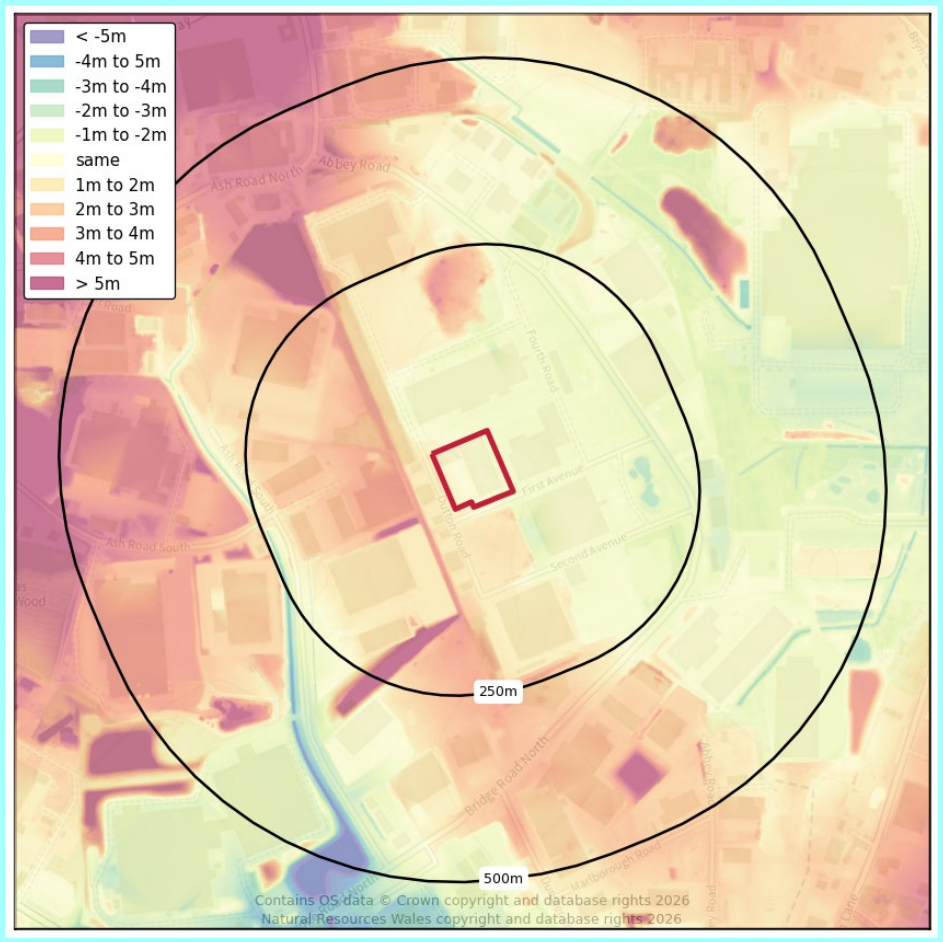
The Site is located in Redwither Business Park in a setting of commercial land use at National Grid Reference SJ 38324 50207.

Figure 1. Aerial imagery of the Site (Bluesky, 2026)



Figure 2 indicates ground levels within 500 m of the Site rise to the west, with flat land at a similar elevation to the Site located to the east. The general ground levels on the Site are between 28.79 and 30.91 mAOD with the Site falling gradually in an easterly direction. This is based on Welsh Government elevation data obtained for the Site to a 1 m resolution with a vertical accuracy of ±0.15 m.

Figure 2. Site location and relative elevations (GeoSmart, 2026)



Development

The Site is currently used within a commercial capacity as a light industrial Site used for storage and distribution. Warehouse buildings are located to the east, with a canopy building and yard area in the west. Associated parking spaces are located along the southern and eastern boundaries, with access provided to the south.

Development proposals comprise the change of use of the Site to a recycling centre for waste electrical and electronic equipment. The buildings are proposed to remain, with the introduction of a quarantine area and container in the existing yard area, as well as waste stacks separated by concrete barriers along the western boundary. Site plans are included within Appendix A.

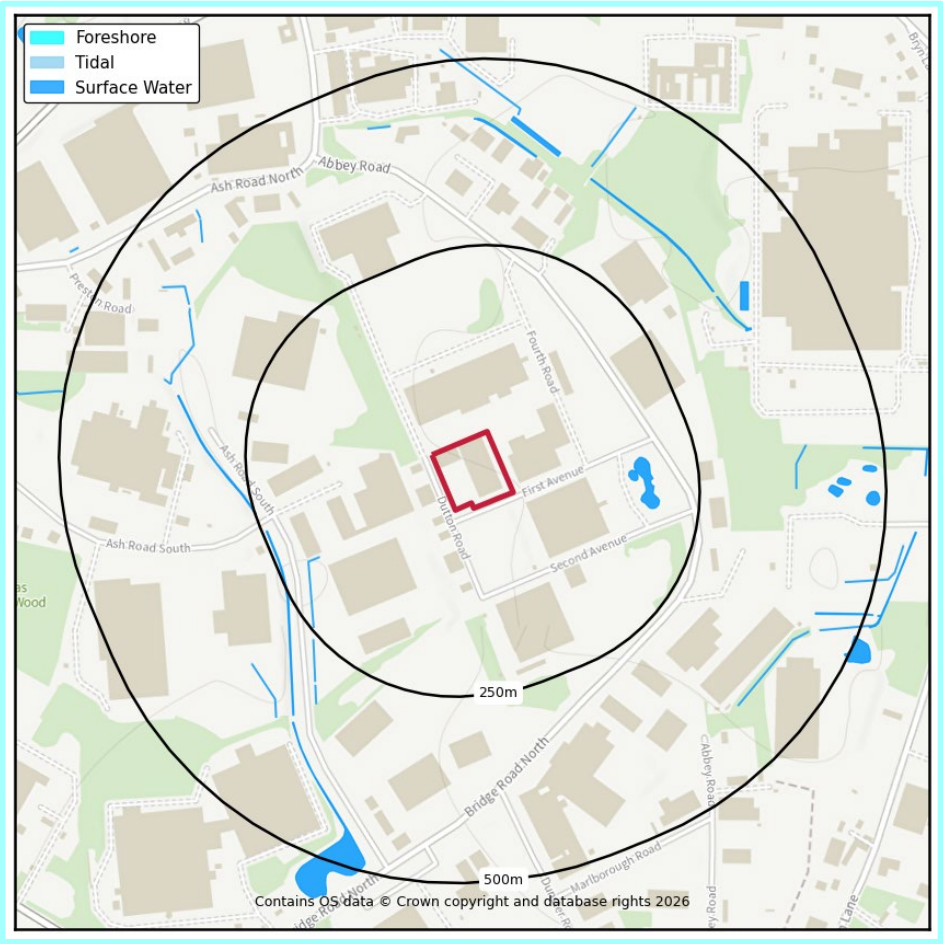
The effect of the overall development may result in an increase in number of occupants and/or users of the building but does not result in a significant change of use, nature or times of occupation. According to Figure 4 of TAN 15 (2025), the vulnerability classification of the existing development is Less Vulnerable and proposed development is Less Vulnerable. The estimated lifespan of the development is 75 years.

Hydrological features

According to Ordnance Survey (OS) mapping included in Figure 3, there are numerous surface water features within 500 m of the Site.

- **Ponds are located approximately 155 m and 430 m east, 380 m north east, and 455 m south west.**
- **Multiple drainage ditches are located within the vicinity of the Site, the closest of which is c. 190 m west of the boundary.**
- **A tributary of the Redwither Brook is located c. 240 m west of the Site, flowing in a southerly direction.**

Figure 3. Surface water features (NRW, 2026)



Proximity to relevant infrastructure

Infrastructure has been identified within proximity of the Site which could influence the risks of flooding to existing or future occupants. These include:

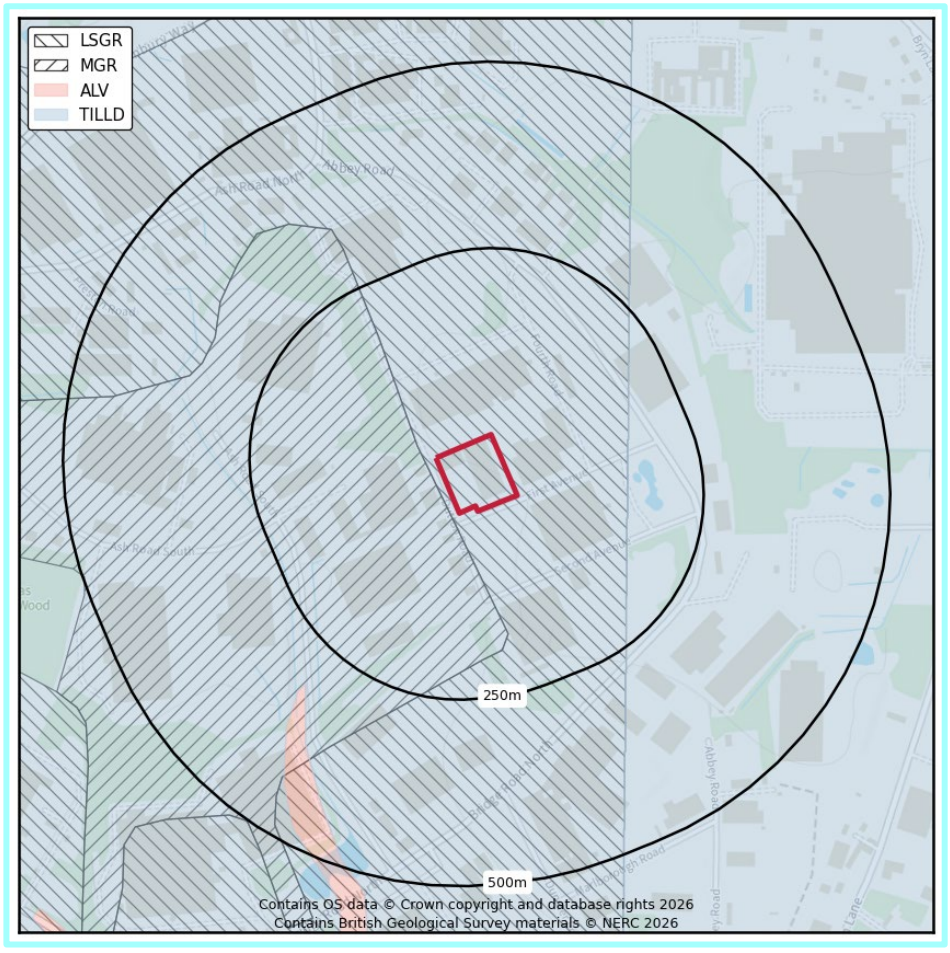
- **Multiple culverts are located within the vicinity of the Site, the closest of which is potentially present c. 190 m west of the Site.**
- **A road crosses the tributary of the Redwither Brook c. 240 m west of the Site.**

Hydrogeological features

British Geological Survey (BGS) mapping indicates the underlying superficial geology (Figure 4) consists of Devensian Till (TILLD), which comprises diamicton (BGS, 2026). These deposits are classified by the BGS as a Secondary (Undifferentiated) Aquifer, which indicates it is likely to have been designated as both minor and non-aquifer in different locations due to its variable characteristics.

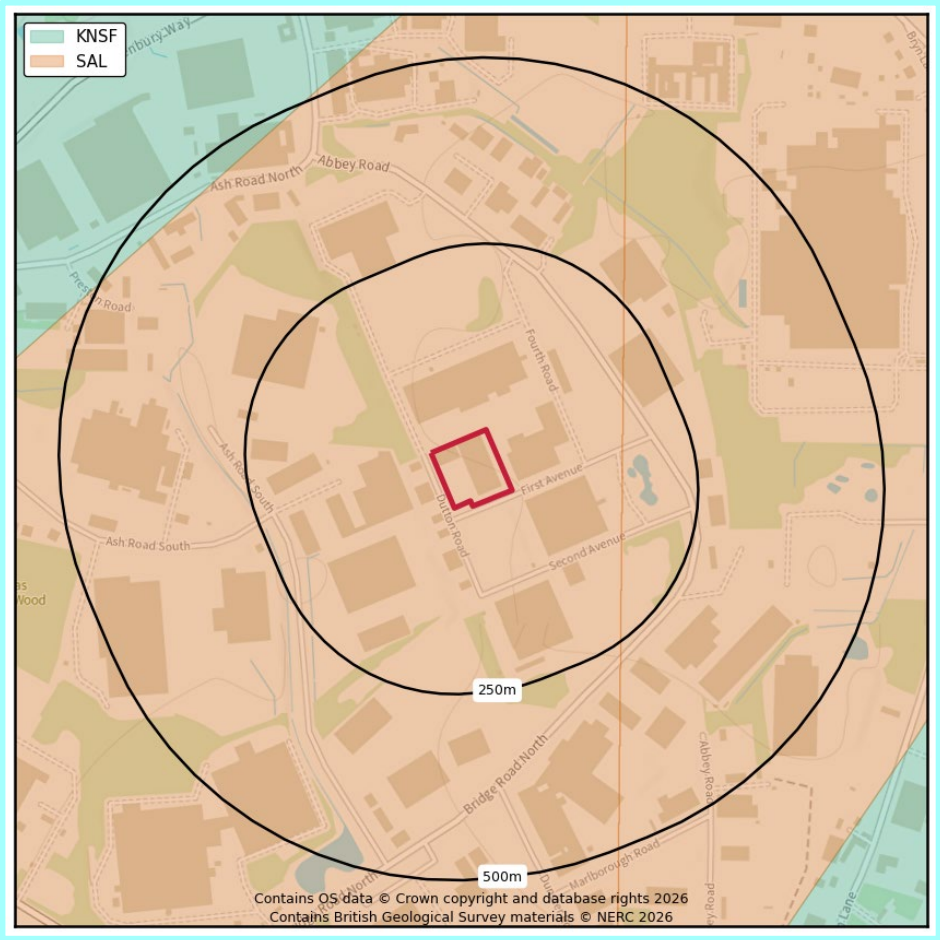
According to the BGS mapping, landscaped ground deposits are present at the Site, with made ground deposits noted c. 10 m to the west of the Site (BGS, 2026). It is possible that any artificial ground at or in close proximity to the Site could be permeable and could therefore transmit groundwater or surface water flows, depending on its composition and hydrogeological characteristics.

Figure 4. Superficial Geology and Artificial Deposits (BGS, 2026)



BGS mapping indicates the underlying bedrock geology (Figure 5) consists of the Salop Formation (SAL), which comprises mudstone, sandstone and conglomerate (BGS, 2026). This bedrock geology is classified by the BGS as a Secondary (A) Aquifer, which indicates it is likely to comprise permeable layers capable of supporting water supply at a local rather than strategic scale.

Figure 5. Bedrock Geology (BGS, 2026)



Geological conditions

A review of the BGS borehole database (BGS, 2026) indicates the nearest and most relevant borehole to the Site (ref: SJ35SE8) is located in the south of the Site at an elevation of 29.54 mAOD (taken from the borehole record). A summary of the geological strata encountered by the borehole is provided within the table overleaf.

Table 2. Summary of BGS borehole information

Strata encountered	BGS borehole SJ35SE8	
	Depth to base of stratum (m bgl)	Strata composition
Devensian Till	2.90	Extremely stiff mottled blue-brown silty clay
Salop Formation	6.86	Very stiff brown silty clay with some gravel
	22.40	Stiff brown silty clay with layers of variable thickness of grey and brown fine sand and grey silt
	23.16	Grey-brown fine silty sand (water seeping in)
	24.08	Stiff brown silty clay with layers of grey silt
	27.74	Grey and brown medium-fine sand with thin layers of grey silt and brown silty clay
	>30.48 (base of borehole)	Stiff brown slightly laminated silty clay with thin layers of grey silt and brown fine sand, softening to firm consistency at 30.18 m bgl.

Groundwater

Borehole ref: SJ35SE8 records water seepage from 10.36 m bgl onwards in October 1950, subject to seasonal variations.

Using the available BGS borehole records, groundwater levels could be c. 19.18 mAOD beneath the Site, compared to on-Site ground levels between 28.79 and 30.91 mAOD.

4. Flood risk to the development

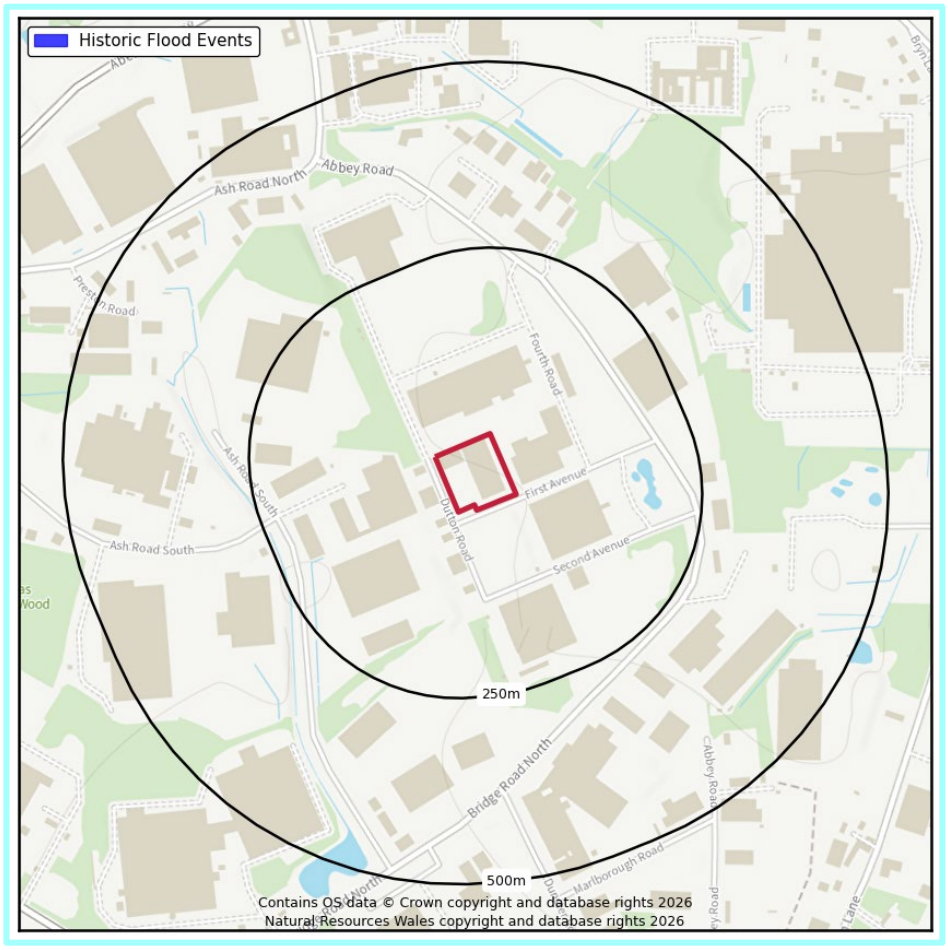
Historical flood events

According to NRW's Historical Flood Map (Figure 6), no flooding events have historically affected the Site.

The client has confirmed that no known incidents of flooding have occurred previously at the Site or within its immediate vicinity since at least 1999.

The purpose of historical flood data is to provide information on where and why flooding may have occurred in the past. The absence of any recorded events does not mean flooding has never occurred on-Site or that flooding will never occur at the Site.

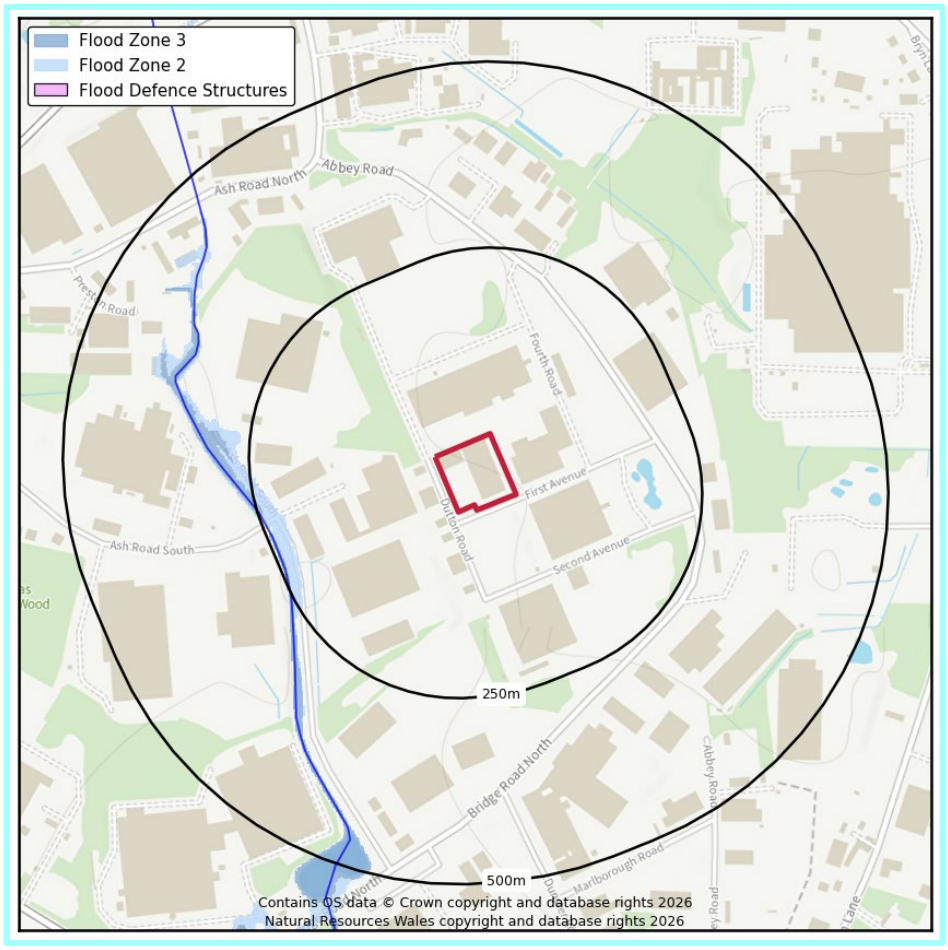
Figure 6. NRW Historic Flood Map (NRW, 2026)



Rivers (fluvial) / Sea (coastal) / Estuarine (tidal) flooding

According to NRW's Flood Map for Planning Purposes (Figure 7), the Site is located within fluvial and tidal Flood Zone 1 and is therefore classified as having a Low probability of fluvial and tidal (coastal) flooding.

Figure 7. NRW Flood Zone mapping (NRW, 2026)



Flood risk including the benefit of defences

The Flood Risk Assessment Wales (FRAW) maps were published in the Summer of 2020.

The FRAW mapping includes consideration of flood defences that have been built to protect against flooding from rivers and the sea. The defences shown provide different levels of flood protection and this is recognised in the risk classification shown in the Flood Risk Assessment Wales (FRAW) map.

The FRAW maps indicate:

- **The risk from Rivers is Very Low (Figure 8).**
- **The risk from the Sea is Very Low (Figure 9).**
- **The risk from Surface Water and Small Watercourses is Very Low to Low.**

Figure 8. Rivers – FRAW Risk Map (NRW, 2026)

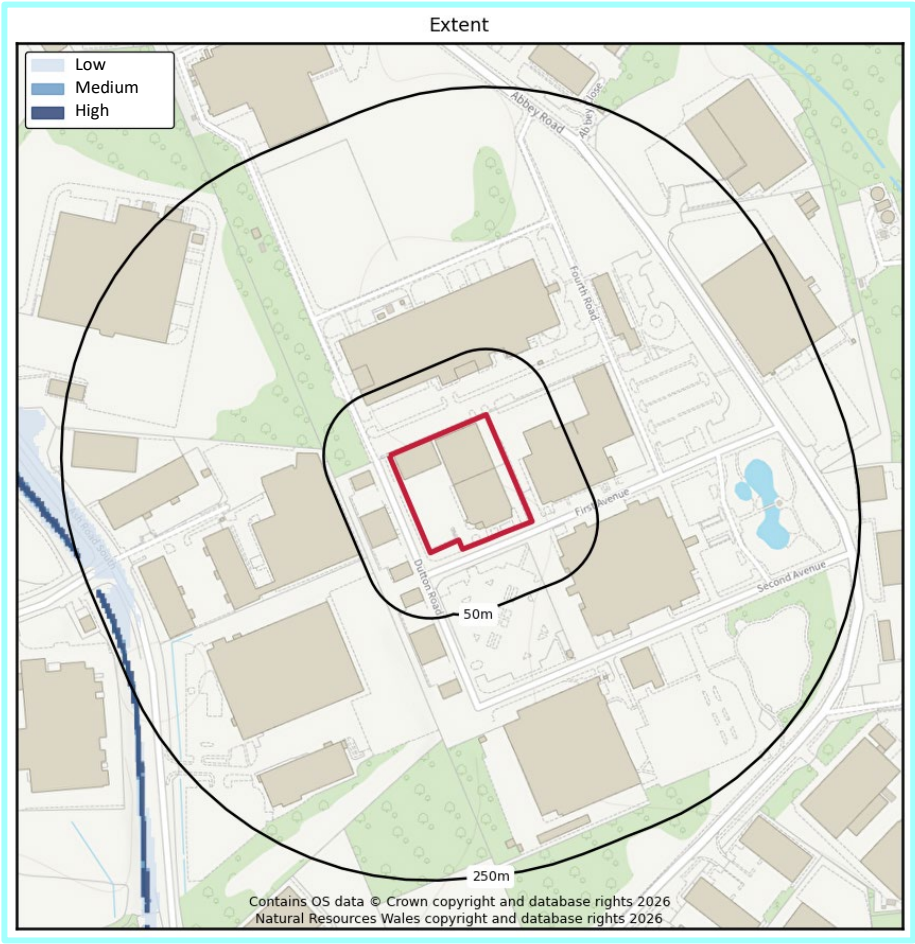
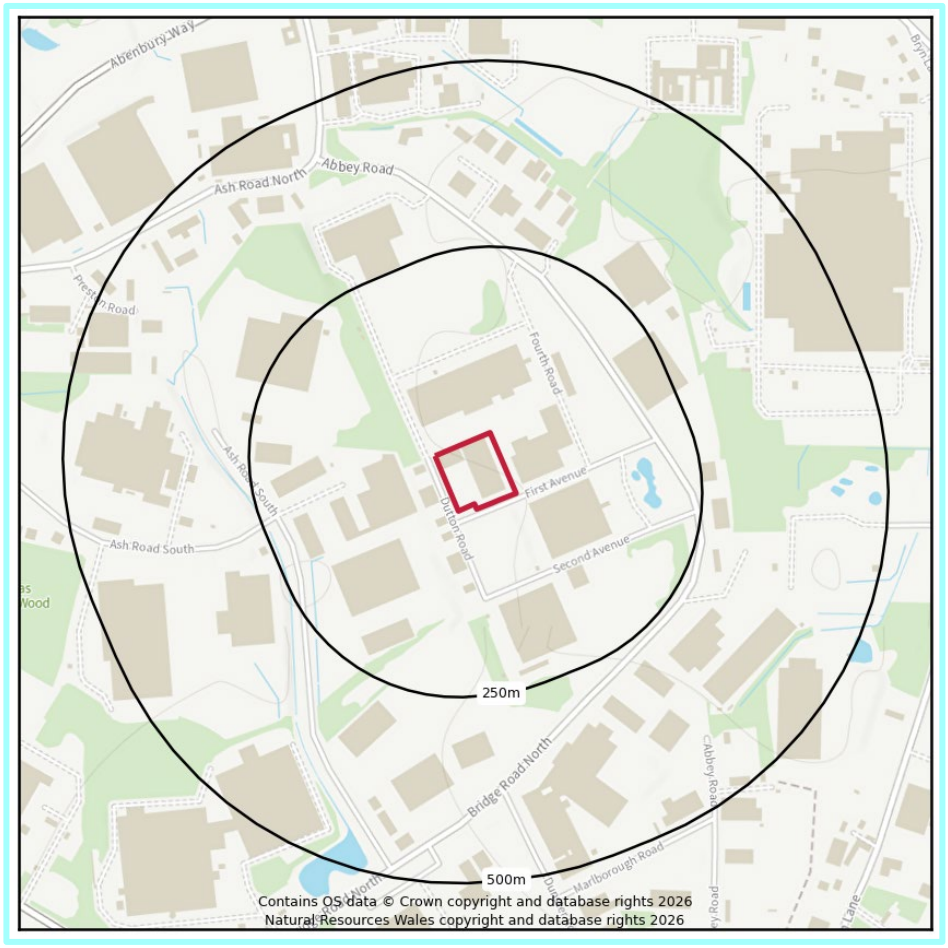


Figure 9. Sea – FRAW Risk Map (NRW, 2026)



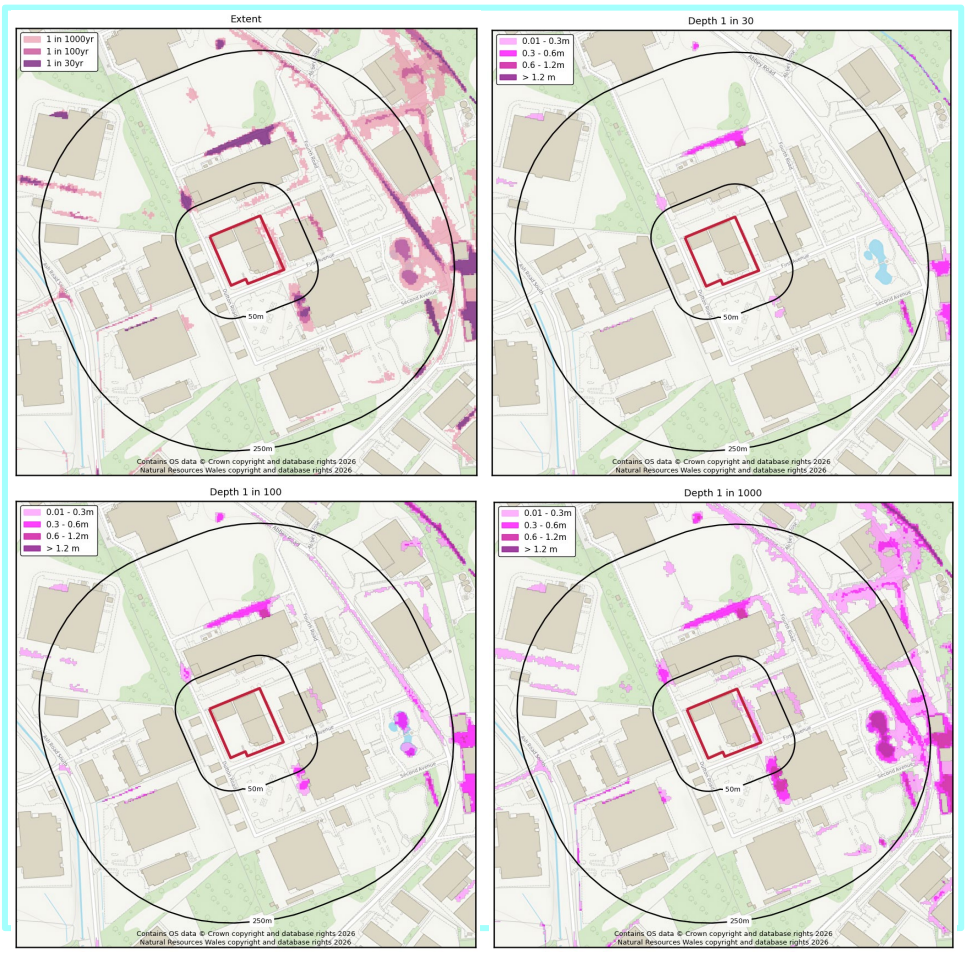
Surface water (pluvial) flooding

Surface water flooding occurs when intense rainfall exceeds the infiltration capacity of the ground and overwhelms the drainage systems. It can occur in most locations even at higher elevations and at significant distances from river and tidal floodplains.

According to the National Flood Hazard Map's Flood Risk from Surface Water and Small Watercourses flood mapping (Figure 10), the Site has a Very Low to Low risk of pluvial flooding.

- Flooding is not anticipated on Site during the High (>3.3% AEP) risk and Medium risk (3.3 - 1% AEP) events.
- During the Low risk event (1 – 0.1% AEP), flooding is anticipated along the eastern boundary of the Site, where depths could be up to 0.15-0.30 m. It is noted that the proposed development area comprising of the container, waste stacks and quarantine area are not anticipated to flood during this event. Flooding is mapped within the warehouse building footprint, however, further analysis of Google Streetview at the Site indicates the building's concrete slab is significantly raised above adjacent ground levels. Site plans included in Appendix A also indicate that the finished floor level of the warehouse is set at least c. 0.70 m above the highway adjacent to the east of the Site. It is therefore considered unlikely that flooding would occur within the building, given the raised FFLs.

Figure 10. NRW Surface Water Flood Extent and Depth Maps (NRW, 2026)



Guidance

According to NRW's surface water flood risk map, areas of the Site are at:

- Very Low risk - chance of flooding of less than 1 in 1000 (0.1%).
- Low risk - chance of flooding of between 1 in 1000 & 1 in 100 (0.1% and 1%).

Areas of the Site at risk of pluvial flooding are also located within Surface Water and Small Watercourses Flood Zone 2, with the remainder of the Site in Flood Zone 1.

Guidance

According to NRW's surface water flood risk mapping the following advisory guidance applies to the Site:

Flood Depth

- 0.15 to 0.3 m - Flooding would: typically exceed kerb height, likely exceed the level of a damp-proof course, cause property flooding in some areas.

Climate change may lead to an increase in rainfall intensity which affects river levels, land and urban drainage systems. Rainfall intensity for small and urban catchments may increase from 5 to 20% (central estimate) or 10 to 40% (upper estimate) over the period to 2115 (NRW, 2026).

To take into account the full lifetime of the development, the 1 in 1000 year present day extent has also been considered as a proxy for the 1 in 100 year plus climate change pluvial event. Despite this suggesting flooding would impact the Site during this climate change event, as with the present day risk, flooding is not anticipated within the proposed development area, and is unlikely to impact the existing building due to the raised FFLs.

Following further analysis of the proposed development plans and NRW's mapping, the pluvial flood risk is reduced to Very Low after further analysis as the proposed development is not anticipated to flood during the Low risk event.

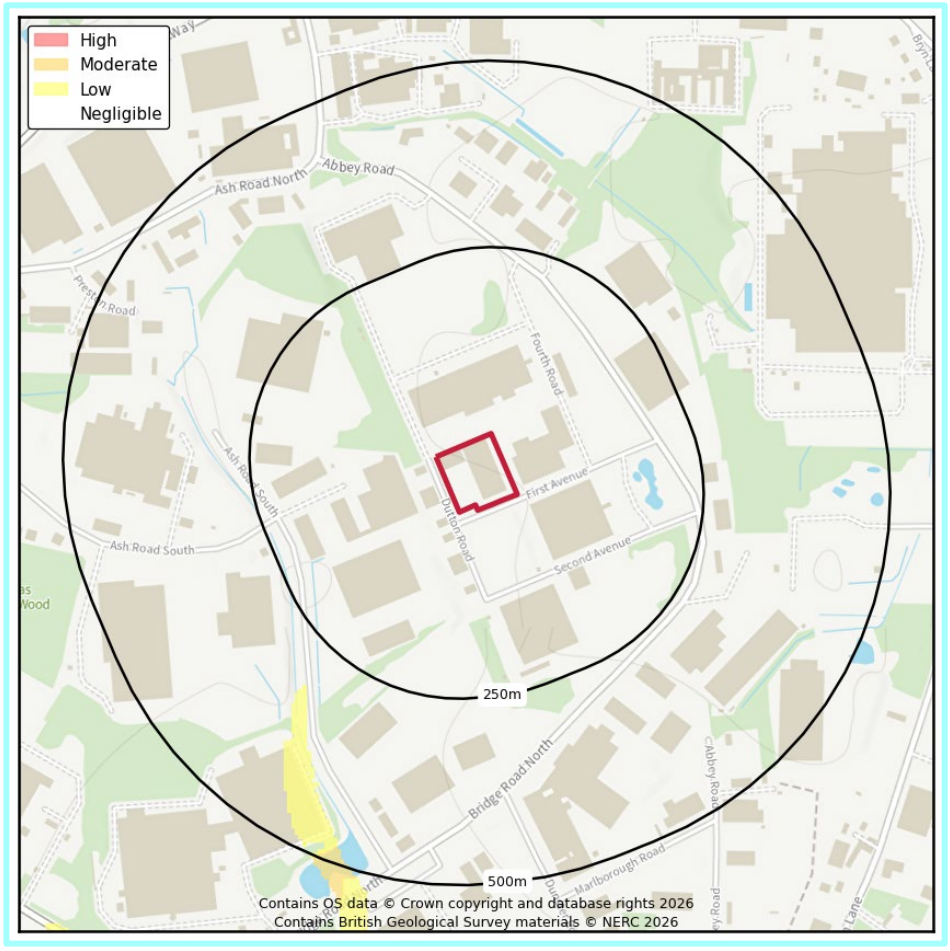
Any existing and proposed on-Site surface water drainage systems should be designed and maintained appropriately to manage the run-off over the lifetime of the proposed development.

Groundwater flooding

Groundwater flooding occurs when sub-surface water emerges from the ground at the surface or into Made Ground and structures. This may be as a result of persistent rainfall that recharges aquifers until they are full; or may be as a result of high river levels, or tides, driving water through near-surface deposits. Flooding may last a long time compared to surface water flooding, from weeks to months. Hence the amount of damage that is caused to property may be substantially higher.

Groundwater Flood Risk screening data (Figure 11) indicates there is a Negligible risk of groundwater flooding at the surface in the vicinity from varied permeability bedrock and superficial aquifers during a 1 in 100 year event.

Figure 11. GeoSmart GW5 Groundwater Flood Risk Map (GeoSmart, 2026)



Mapped classes within the screening map combine likelihood, possible severity and the uncertainty associated with predicting the subsurface system. The map is a national scale screening tool to prompt site-specific assessment where the impact of groundwater flooding would have significant adverse consequences. Mapping limitations and a number of local factors may reduce groundwater flood risk to land and property even where it lies within mapped groundwater flood risk zones, which do not mean that groundwater floods will occur across the whole of the risk area.

A site-specific assessment has been undertaken to refine the groundwater risk screening information on the basis of site-specific datasets (see Section 3), including BGS borehole data and the NRW's fluvial and tidal floodplain data, to develop a conceptual groundwater model. The risk rating is refined further using the vulnerability of receptors including occupants and the

existing and proposed Site layout, including the presence of basements and buried infrastructure. The presence of any nearby or on-Site surface water features such as drainage ditches, which could intercept groundwater, have also been considered.

- It is understood there are no existing basements, and a basement is not proposed as part of the development. *Note: the risks are higher for basements, buried infrastructure and soakaway systems which may be affected by high groundwater levels.*
- According to a review of the hydrogeology (Section 3), the Site is underlain by permeable superficial deposits above permeable bedrock. Groundwater levels may rise in the bedrock and superficial aquifers in a seasonal response to prolonged rainfall recharge which may cause an unusually high peak in groundwater levels during some years.
    - It is noted that BGS boreholes indicate that the aquifers at the Site comprise of layers of varied permeability deposits, with the presence of lower permeability clays likely constraining the risk of groundwater emergence.
- Groundwater levels may also rise in the bedrock aquifer in response to high river events due to the potential hydraulic continuity with the Redwither Brook and its tributaries.
- Borehole ref: SJ35SE8 records water seepage from 10.36 m bgl onwards in October 1950, subject to seasonal variations.
- Spring lines have not been identified in close proximity to the Site.
- Despite the presence of aquifers, the widespread presence of hardstanding within the vicinity of the Site is likely to constrain the potential for groundwater emergence at the Site.

The hydrogeological characteristics suggest there is unlikely to be a significant shallow groundwater table beneath the Site.

The baseline groundwater flood risk rating is Negligible, and further analysis confirms that this would be appropriate for the Site.

Guidance
Negligible Risk - There will be a remote possibility that incidence of groundwater flooding could lead to damage to property or harm to other sensitive receptors at, or near, this location.

Climate change predictions suggest an increase in the frequency and intensity of extremes in groundwater levels.

- Rainfall recharge patterns will vary regionally resulting in changes to average groundwater levels.
- A rise in peak river levels will lead to a response of increased groundwater levels in adjacent aquifers subject to the predicted climate change increases in peak river level for the local catchment.

The impact of climate change on groundwater levels beneath the Site is linked to the predicted rise in peak river levels, as well as the variation in rainfall recharge, which is uncertain.

Flooding from artificial sources

Artificial sources of flood risk include waterbodies or watercourses that have been amended by means of human intervention rather than natural processes. Examples include reservoirs (and associated water supply infrastructure), docks, sewers and canals. The flooding mechanism associated with flood risk from artificial sources is primarily related to breach or failure of structures (reservoir, lake, sewer, canal, flood storage areas, etc.)

Sewer flooding

Flooding from the sewer network can occur when flow entering the system exceeds its available discharge capacity, the system becomes blocked or it cannot discharge due to a high water level in the receiving watercourse. Water then begins to back up through the sewers and surcharge through manholes, potentially flooding highways, and properties.

Sewer flooding incident data is not available for the Site at time of writing. It is noted, however, that manholes have been identified within the highways surrounding the Site, indicating the potential presence of a sewer network that could put the Site at risk. A Welsh Water asset location plan has also been provided by the Client for the Site (included in Appendix A), and this indicates that the nearest sewer is located c. 190 m east of the Site. Given the significant development within the area, as well as the presence of manholes, it is considered likely that a sewer system is present within the industrial estate that discharges to the mapped public network.

Guidance

Properties classified as “at risk” are those that have suffered, or are likely to suffer, internal flooding from public foul, combined or surface water sewers due to overloading of the sewerage system either once or twice in the ten year reference period. Records held by the sewage utility company provide information relating to reported incidents, the absence of any records does not mean that the Site is not at risk of flooding.

Canal failure

Canals typically present a residual risk to Site rather than a direct flood risk due to the water levels being highly managed within an operating zone. Flooding can still occur from canals as a result of overtopping due to prolonged rainfall or embankment failure.

According to Ordnance Survey (OS) mapping, there are no canals within 500 m of the Site and therefore the risk is considered to be Negligible.

Water supply infrastructure

Water supply infrastructure is comprised of a piped network to distribute water to private houses or industrial, commercial or institution establishments and other usage points. In urban areas, this represents a particular risk of flooding due to the large amount of water supply infrastructure, its condition and the density of buildings.

The risks of flooding to properties from burst water mains cannot be readily assessed. An asset location plan has, however, been provided for the Site by the Client, and indicates that water mains are located within the Site boundary to the south, as well as adjacent to the east and west boundaries.

If more information regarding the condition and history of the water supply infrastructure within the vicinity of the Site is required, then it is advisable to contact the local water supplier (Hafren Dyfrdwy).

Culverts and bridges

The blockage of watercourses or structures by debris (that is, any material moved by a flowing stream including vegetation, sediment and man-made materials or refuse) reduces flow capacity and raises water levels, potentially increasing the risk of flooding. High water levels can cause saturation, seepage and percolation leading to failure of earth embankments or other structures. Debris accumulations can change flow patterns, leading to scour, sedimentation or structural failure.

Culverts and bridges have been identified within the vicinity of the Site. However, these structures are a significant distance from the Site and are therefore deemed unlikely to represent a flood risk to the Site in the event of a blockage.

Reservoir flooding

According to NRW's Risk of Flooding from Reservoir mapping the Site is not at risk of flooding from reservoirs (NRW, 2026).

Guidance

The risk of reservoir flooding is related to the failure of a large reservoir (holding over 25,000 m^3 of water) and is based on the worst-case scenario. Reservoir flooding is extremely unlikely to occur (NRW, 2026).

5. Flood risk from the development

Floodplain storage

Where flood storage from any source of flooding is to be lost as a result of development, on-site level-for-level compensatory storage, accounting for the predicted impacts of climate change over the lifetime of the development, should be provided. Where it is not possible to provide compensatory storage on site, it may be acceptable to provide it off-site if it is hydraulically and hydrologically linked.

The loss of floodplain storage is less likely to be a concern in areas benefitting from appropriate flood risk management infrastructure or where the source of flood risk is solely tidal.

The proposed development area would not be impacted by a 1 in 100 year plus climate change surface water flood event and does not involve an increase in building footprint. Therefore, the development would not displace flood waters during this event and compensatory flood storage is not considered to be required.

Drainage and run-off

Based on the topography and Low surface water flood risk in the vicinity, interference or interaction with overland flow paths and inflows from off-Site is considered unlikely.

The development proposals are for a change of use and this does not result in any changes to the proportion of existing impermeable and permeable areas at the Site. An estimation of surface water runoff is therefore not considered to be required.

Any changes to the existing drainage system will be undertaken in accordance with best practice and care will be taken to ensure the new development does not overload/block any existing drainage or flow pathways to/from the Site.

6. Suitability of the proposed development

The information below outlines the suitability of proposed development in relation to national and local planning policy.

National policy and guidance

The aims of the national planning policies TAN15 (2025) and PPW (2024) are achieved by confirming that the proposed development meets the acceptability criteria for flooding consequences.

Guidance

Acceptability criteria for flooding consequences: All developments should be designed to be flood free during the 1% river flood and 0.5% flood from the sea, plus an allowance for climate change over the lifetime of development.

Tolerable conditions: During an extreme 0.1% flood event, flood depths should not exceed 600 mm at the Site. The maximum permitted velocity of flood waters is 0.15 m/s for Highly Vulnerable development and 0.3 m/s for Less Vulnerable development.

As the Site is located within Flood Zone 1 and proposals are for a Less Vulnerable usage, the development proposals are acceptable, and an assessment of the acceptability criteria for flooding consequences and tolerable conditions is not required.

Table 3. Flood risk vulnerability and flood zone compatibility (taken from TAN15, 2025)

Flood risk vulnerability classification	Highly vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓
Defended Zone	Must satisfy acceptability criteria and tolerable conditions	✓	✓
Zone 2	Must satisfy acceptability criteria and tolerable conditions	Must satisfy acceptability criteria	✓
Zone 3	X (greenfield land) / brownfield land must satisfy acceptability criteria and tolerable conditions	Must satisfy acceptability criteria	✓

7. Resilience and mitigation

Based on the flood risk identified at the Site, the national and local policies and guidance and proposed development, the mitigation measures outlined within this section of the report are likely to help protect the development from flooding.

Sea (coastal/tidal) flood mitigation measures

As the Site is not identified as being at risk of flooding from sea (coastal/tidal) sources, mitigation measures are not required.

Rivers (fluvial) flood mitigation measures

As the Site is not identified as being at risk of flooding from fluvial sources, mitigation measures are not required.

Surface water (pluvial) flood mitigation measures

As the proposed development is not identified as being at risk of pluvial flooding, mitigation measures are not proposed.

It is also noted that Finished Floor Levels of the existing building are set a sufficient height above the adjacent flood extent, at c. 0.70 m above surrounding ground levels.

In line with best practice, the regular maintenance of any drains and culverts surrounding/on the Site under the riparian ownership of the developer should be undertaken to reduce flood risk.

Groundwater flood mitigation measures

As the Site is not identified as being at risk of groundwater flooding, mitigation measures are not required.

Reservoir flood mitigation measures

The Site is not at risk of flooding from reservoirs; therefore, mitigation measures are not required.

Other flood risk mitigation measures

As the Site is not identified as at risk from other sources, mitigation measures are not required.

Residual flood risk mitigation measures

The risk to the Site has been assessed from all sources of flooding and appropriate mitigation and management measures proposed to keep the users of the development safe over its lifetime. There is, however, a residual risk of flooding associated with the potential for failure of mitigation measures if regular maintenance and upkeep are not undertaken. If mitigation measures are not implemented or maintained, the risk to the development will remain as the baseline risk.

Further flood mitigation information

More information on flood resistance, resilience and water entry can be found here: http://www.planningportal.gov.uk/uploads/br/flood_performance.pdf

Emergency evacuation – safe access / egress and safe refuge

The mapped surface water flood risk to the Site is limited and generally associated with localised ponding along the eastern boundary and adjacent highway areas. As such, a formal off-site evacuation is unlikely to be required in most circumstances.

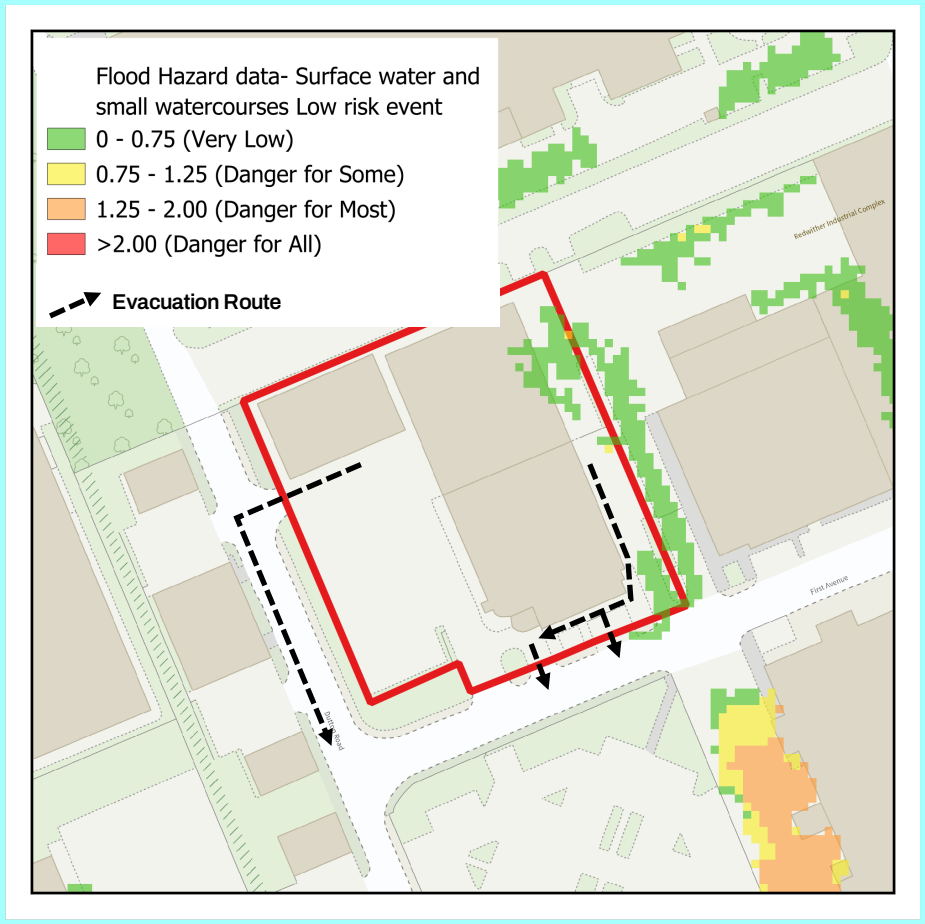
During periods of heavy rainfall, occupants should use their judgement and avoid areas where surface water is visibly ponding or flowing across external areas of the Site. Where safe access and egress is available, the preferred route from the Site would be to the west towards Dutton Road, or to the south towards First Avenue, where no mapped surface water flood risk is shown. Should conditions be deemed unsuitable for access, occupants should remain within the building.

Flood hazard data has been extracted from the NRW dataset (Figure 12) identifying that the majority of mapped risk on Site is classified as Very Low hazard during the Low risk scenario and therefore is unlikely to pose a significant constraint to any evacuation.

Table 4. Hazard to people rating (HR= d x (V + 0.5) + DF) (Table 13.1 of FD2320/TR2)

Flood Hazard (HR)	Description
Less than 0.75	Very Low Hazard- Caution
0.75 -1.25	Dangerous for some- includes children, the elderly and the infirm
1.25 to 2.0	Dangerous for most- include the general public
Greater than 2.0	Dangerous for all- includes the emergency services

Figure 12. Surface water and small watercourses flood hazard mapping



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Flood warnings

NRW operates a flood warning service in all areas at risk of flooding; this is available on their website: https://www.gov.uk/check-flood-risk. However, as the Site is not at risk of fluvial or tidal flooding, the Site is not located within an NRW Flood Alerts or Warning coverage area so is unable to receive alerts or warnings.

8. Conclusions and recommendations

Source of Flood Risk	Baseline[1]	After analysis[2]	After Mitigation[3]
River (fluvial) flooding	Very Low		N/A
Sea (coastal/tidal) flooding	Very Low		N/A
Surface water (pluvial) flooding	Very Low to Low	Very Low	Very Low
Groundwater flooding	Negligible		N/A
Other flood risk factors present	Yes (sewers)		Yes
Is any other further work recommended?	Yes (see below)		

1 BASELINE risks assigned for the whole Site, using national risk maps, including the benefit of NRW flood defences and the impacts of climate change.

2 AFTER ANALYSIS modification of risk assessment based on detailed site specific analysis including some or all of the following: flood model data, high resolution mapping, building location, access routes, topographic and CCTV surveys. Reasons for the change in classification are provided in the text.

3 AFTER MITIGATION risks include risks to proposed development / asset and occupants if mitigation measures recommended in this report are implemented, including the impacts of climate change.

*N/A indicates where mitigation is not required.

The table overleaf provides a summary of where the responses to key questions are discussed in this report.

Less Vulnerable developments in Flood Zone 1 are acceptable according to TAN15 (2025) and providing the recommended mitigation measures are put in place (see previous sections) it is likely that flood risk to this Site will be reduced to an acceptable level.

Table 5. Summary of responses to key questions in the report

Key sources of flood risks identified	**Pluvial (see Section 4).**
Are standard mitigation measures likely to provide protection from flooding to/from the Site?	**Yes (see Section 7).**
Is any further work recommended?	**Yes (See exec summary and Section 7).**

9. Further information

The following table includes a list of additional products by GeoSmart:

Additional GeoSmart Products		
	Additional assessment: SuDSmart	The SuDSmart Report range assesses which drainage options are available for a Site. They build on technical detail starting from simple infiltration screening and work up to more complex SuDS Assessments detailing alternative options and designs. Please contact info@geosmartinfo.co.uk for further information.
✓	Additional assessment: EnviroSmart	Provides a robust desk-based assessment of potential contaminated land issues, taking into account the regulatory perspective. Our EnviroSmart reports are designed to be the most cost effective solution for planning conditions. Each report is individually prepared by a highly experienced consultant conversant with Local Authority requirements. Ideal for pre-planning or for addressing planning conditions for small developments. Can also be used for land transactions. Please contact info@geosmartinfo.co.uk for further information.

10. References and glossary

References

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Welsh Government (2021). Flood Consequence Assessments: Climate change allowances. Accessed from: https://gov.wales/sites/default/files/publications/2021-09/climate-change-allowances-and-flood-consequence-assessments_0.pdf on 19/02/26.

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GeoSmart.

Glossary

General terms

BGS	British Geological Survey
NRW	Natural Resources Wales
GeoSmart groundwater flood risk model	GeoSmart's national groundwater flood risk model takes advantage of all the available data and provides a preliminary indication of groundwater flood risk on a 50 m grid covering England and Wales. The model indicates the risk of the water table coming within 1 m of the ground surface for an indicative 1 in 100 year return period scenario.
Dry-Island	An area considered at low risk of flooding (e.g. In a Flood Zone 1) that is entirely surrounded by areas at higher risk of flooding (e.g. Flood Zone 2 and 3)
Flood resilience	Flood resilience or wet-proofing accepts that water will enter the building, but through careful design will minimise damage and allow the re-occupancy of the building quickly. Mitigation measures that reduce the damage to a property caused by flooding can include water entry strategies, raising electrical sockets off the floor, hard flooring.
Flood resistance	Flood resistance, or dry-proofing, stops water entering a building. Mitigation measures that prevent or reduce the likelihood of water entering a property can include raising flood levels or installation of sandbags.
Flood Zone 1	This zone has less than a 0.1% annual probability of river flooding
Flood Zone 2	This zone has between 0.1 and 1% annual probability of river flooding and between 0.1% and 0.5 % annual probability sea flooding
Flood Zone 3	This zone has more than a 1% annual probability of river flooding and 0.5% annual probability of sea flooding
Functional Flood Plain	An area of land where water has to flow or be stored in times of flood.
Hydrologic model	A computer model that simulates surface run-off or fluvial flow. The typical accuracy of hydrologic models such as this is ±0.25 m for estimating flood levels at particular locations.
OS	Ordnance Survey
Residual Flood Risk	The flood risk remaining after taking mitigating actions.
SFCA	Strategic Flood Consequence Assessment. This is a brief flood risk assessment provided by the local council
SuDS	A Sustainable drainage system (SuDS) is designed to replicate, as closely as possible, the natural drainage from the Site (before development) to ensure that the flood risk downstream of the Site does not increase as a result of the land being developed. SuDS also significantly improve the quality of water leaving the Site and can also improve the amenity and biodiversity that a Site has to offer. There are a range of SuDS options

	available to provide effective surface water management that intercept and store excess run-off. Sites over 1 Ha will usually require a sustainable drainage assessment if planning permission is required. The current proposal is that from April 2014 for more than a single dwelling the drainage system will require approval from the SuDS Approval Board (SABs).
Aquifer Types	
Principal aquifer	These are layers of rock or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale.
Secondary A aquifer	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers.
Secondary B aquifer	Predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering.
Secondary undifferentiated	Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type due to the variable characteristics of the rock type.
Unproductive Strata	These are rock layers or drift deposits with low permeability that has negligible significance for water supply or river base flow.

Data sources

Aerial Photography	Contains Ordnance Survey data © Crown copyright and database right 2026 BlueSky copyright and database rights 2026
Bedrock & Superficial Geology	Contains British Geological Survey materials © NERC 2026 Ordnance Survey data © Crown copyright and database right 2026
Flood Risk (Flood Zone/Fluvial/Tidal/Historic Flooding/Pluvial/Surface Water Features/Reservoir/Flood Alerts & Warnings)	Natural Resource Wales copyright and database rights 2026 Ordnance Survey data © Crown copyright and database right 2026
Flood Risk (Groundwater)	GeoSmart, BGS & OS GW5 (v2.4) Map (GeoSmart, 2026) Contains British Geological Survey materials © NERC 2026 Ordnance Survey data © Crown copyright and database right 2026
Location Plan	Contains Ordnance Survey data © Crown copyright and database right 2026

Topographic Data	**OS LiDAR/EA** **Contains Ordnance Survey data © Crown copyright and database right 2026** **Natural Resource Wales copyright and database rights 2026**

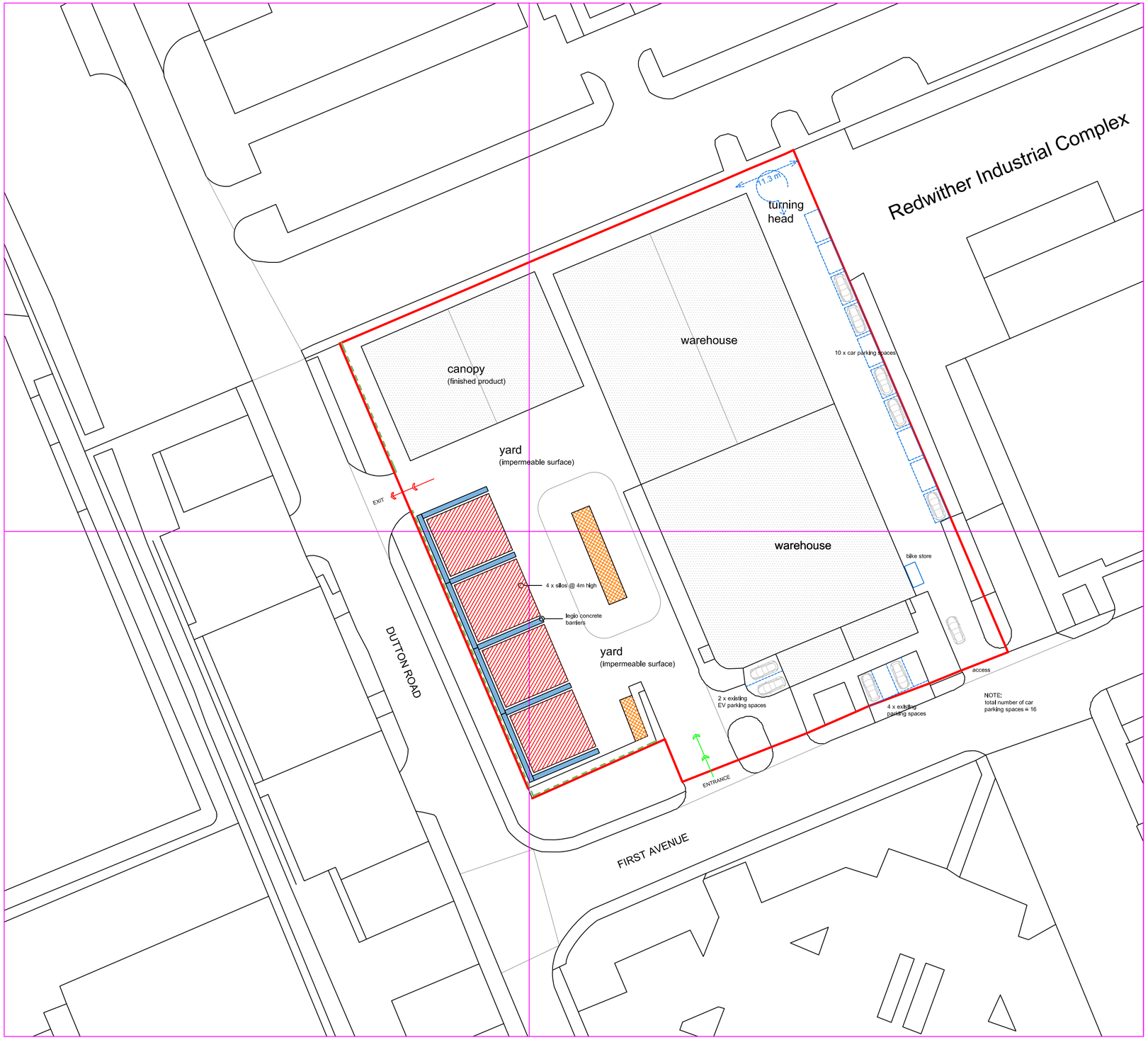
ll. Appendices

Appendix A

Site plans

NORTH

Ordnance Survey©
Ukmapcentre.com



KEY:

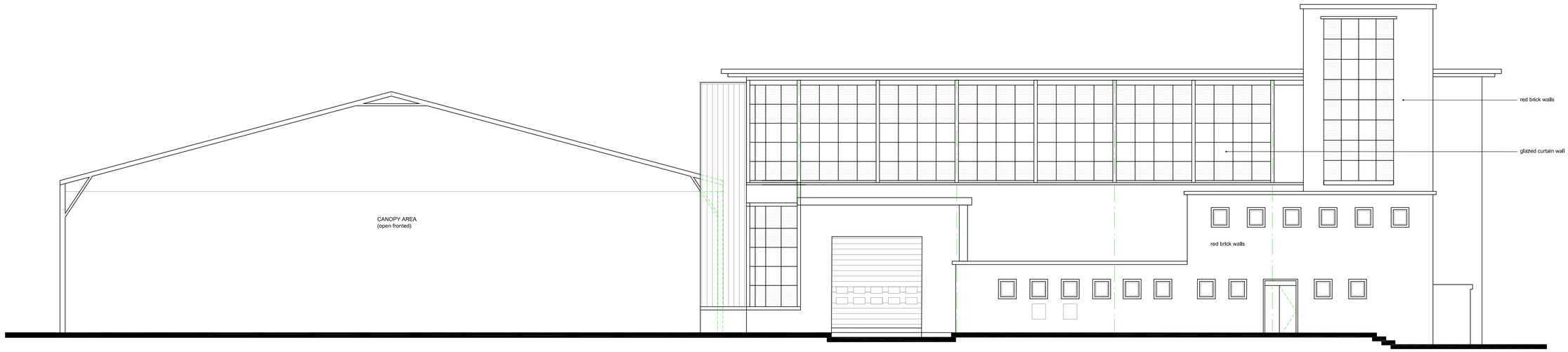
- QUARANTINE AREA AND CONTAINER
- WASTE STACKS
- ENTRANCE
- EXIT
- FIRE RESISTANT BARRIER
- CAR PARKING
- WAREHOUSE
- NEW HEDGE PLANTING

go2plan
Design & Planning
Tel: 07957 634478 email: jon@go2plan.co.uk

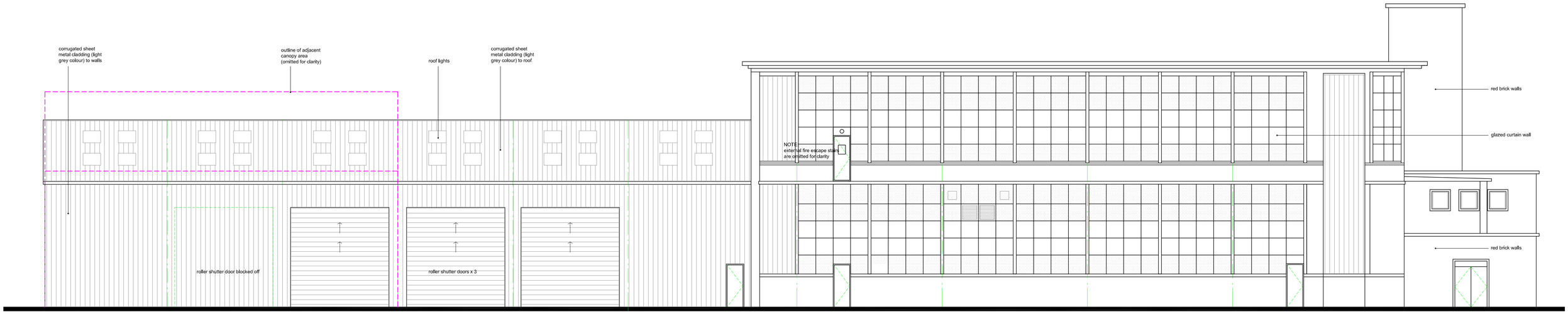
PROPOSED SITE PLAN (YARD)
UNIT 1, 1st. AVENUE
REDWITHER BUSINESS CENTRE
WREXHAM INDUSTRIAL ESTATE
WREXHAM LL13 9XP

0 10 20 30 40
scale bar in metres

Dwg No.	**WIE 016**
Scale:	**1: 500 @ A2**
date:	**07.05.26**
drawn:	**jon evans**



ELEVATION 'B' (front / south east)



ELEVATION 'A' (south west)

NOTE:
external fire escape stairs are omitted for clarity

NOTE - this drawing is for the purposes of a proposed Planning Application and NOT FOR CONSTRUCTION all dimensions, ground levels etc. to be checked on site.

go2plan
Design & Planning
Tel: 07957 634478 email: jon@go2plan.co.uk

NOTE:
this drawing is for the purposes of the proposed Planning Application and is not for construction, all dimensions to be checked on site.

EXISTING ELEVATIONS 'A' & 'B'
UNIT 1, 1st. AVENUE
REDWITHER BUSINESS CENTRE
WREXHAM INDUSTRIAL ESTATE
WREXHAM LL13 9XP

0 2m 4m 6m 8m
Scale bar in metres

Dwg No. WIE 003
Scale: 1: 100 @ A1
date: 23.09.25
drawn: jon evans

NORTH

HOYA

GROSS FLOOR AREA OF WAREHOUSE EXTENSION 1256m²

WREXHAM

Car Park

34·40

boundary

3·50

99·23

36·50

UNIT 4

Key:-

+ existing ground levels

⊕ proposed ground levels where different to existing levels

150 Ø Storm Drain

100·28

PROPOSED WAREHOUSE EXTENSION

planting

99·30

boundary

99·90

UNIT 1

100·00 FFL

form concrete apron ramp

remove redundant gullies

Industrial Unit

fall

verge

99·76

EXISTING WAREHOUSE (TWO STOREY)

99·90

Goods Yard and Circulation Area

Dutton Road

planting

CAR PARK

First Avenue

Industrial Unit

100·36

MAIN ENTRANCE

verge

planting

REDWITHER BUSINESS PARK

Prepared from site surveys undertaken 4/3/2014,13/3/2014 & 20/05/2014

Car Parking

10m 0m 10m 20m 30m

YARD RESURFACING DETAILS

PROPOSED WAREHOUSE EXTENSION AND ALTERATIONS TO UNIT 1, FIRST AVENUE, REDWITHER BUSINESS PARK, WREXHAM. LL13 9XP	
Prepared by: M.A. Clark. ACIOB	Site Plan Scale 1:500
Tel/Fax: 01691 662749	Plan No.1614/02MAC Original Drawing A3

KEY:

+ 100·00 DENOTES EXISTING LEVELS

99·23

99·85

99·81

camber

100·28

99·30

kerb

ic

99·97

storm drain

100·37

99·76

FFL 100·00

TRIAL PIT

100·35

camber

kerb

99·78

sewage connections to front

water mains

McCARTHY DISTRIBUTION

REDWATER BUSINESS PARK.

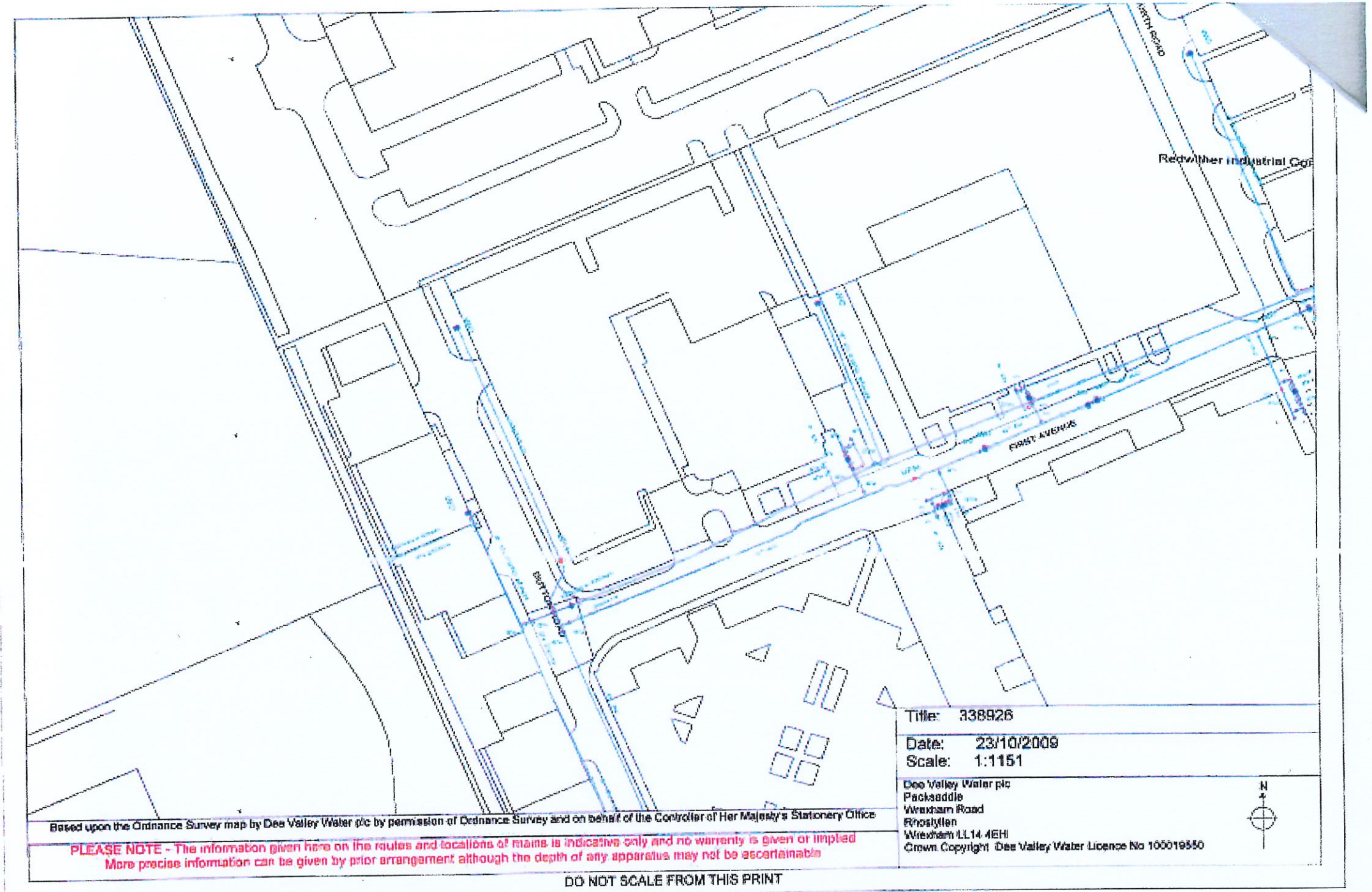
100·36

EXISTING GROUND LEVELS

FIRST AVENUE

OUTON

July 2014.



Title: 338926

Date: 23/10/2009

Scale: 1:1151

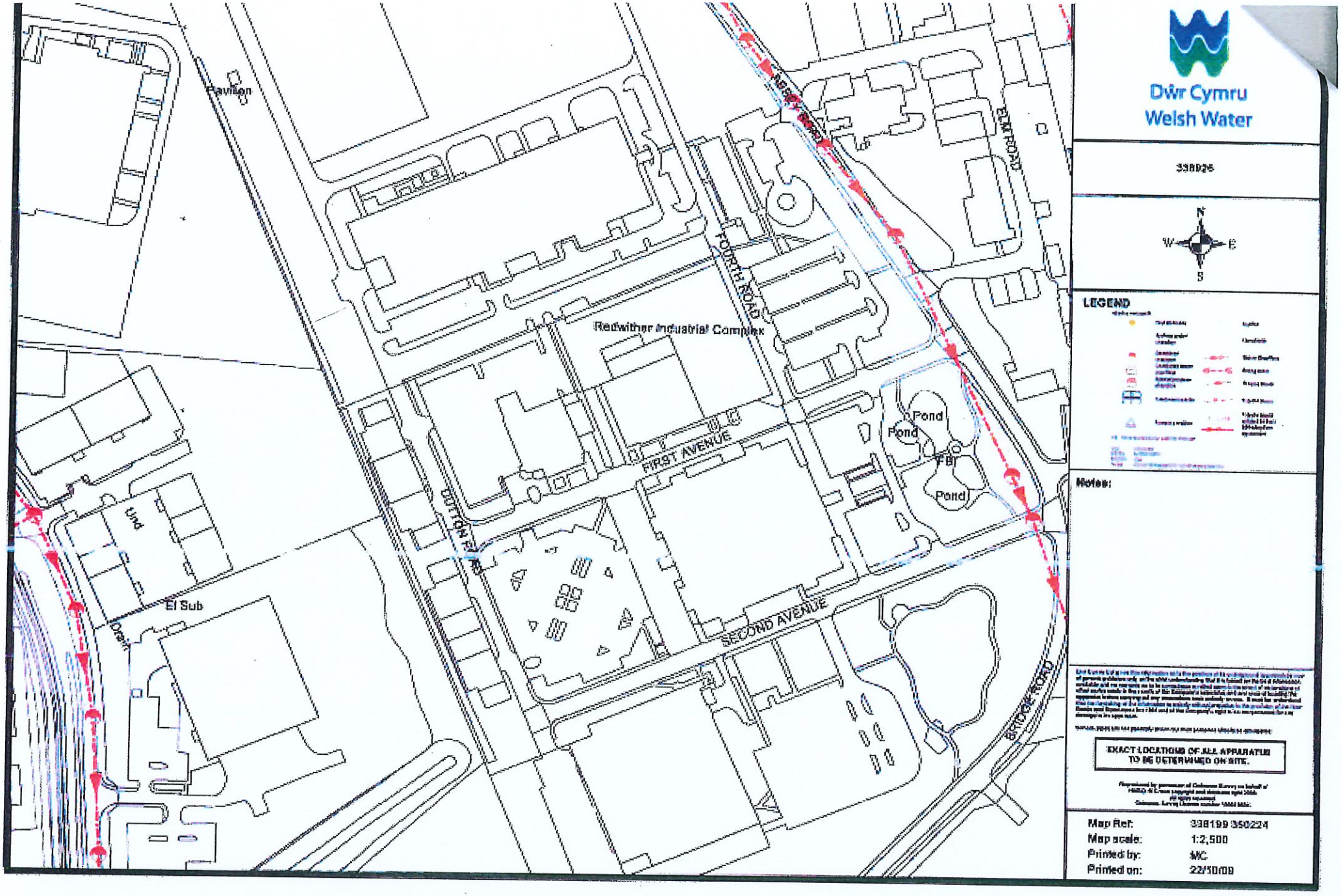
Dee Valley Water plc
Packsaddle
Wrexham Road
Rhostyllen
Wrexham LL14 4EH

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Based upon the Ordnance Survey map by Dee Valley Water plc by permission of Ordnance Survey and on behalf of the Controller of Her Majesty's Stationery Office

PLEASE NOTE - The information given here on the routes and locations of mains is indicative only and no warranty is given or implied
More precise information can be given by prior arrangement although the depth of any apparatus may not be ascertainable

DO NOT SCALE FROM THIS PRINT


Pavilion
SURREY ROAD
ELM ROAD
FOURTH ROAD
Redwither Industrial Complex
Pond
Pond
Pond
FIRST AVENUE
COTTON HILL
Unit
El Sub
Depot
SECOND AVENUE
BRIDGE ROAD
Dŵr Cymru
Welsh Water
338026
N
W
E
S
LEGEND
Notes:
EXACT LOCATIONS OF SLE APPARATUS
TO BE DETERMINED ON SITE.
Map Ref: 338199 350224
Map scale: 1:2,500
Printed by: MC
Printed on: 22/10/09

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43-55 Milford Street

Salisbury

Wiltshire SP1 2BP

Tel: 01722 333306

Fax: 01722 332296

Email: admin@tpos.co.uk

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- Liaise, at your request, with anyone acting formally on your behalf.

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Liz Lloyd

Finance Manager

GeoSmart Information Limited

Suite 9-11, 1st Floor,

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Bellstone, Shrewsbury, SY1 1HU

Tel: 01743 298 100

support@geosmartinfo.co.uk

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http://geosmartinfo.co.uk/knowledge-hub/cdm-2015/

Data use and limitations can be found on our website:

http://geosmartinfo.co.uk/data-limitations/