Ein cyf/Our ref: CAS-314424-M5H0
Eich cyf/Your ref: P/2026/0150

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 28 July 2026

Annwyl/Dear Ms Duckworth,

Bwriad/Proposal: Siting of Modular Building and Installation of Covered Walkway

Lleoliad/Location: Wrexham Maelor Hospital, Croesnewydd Road, Wrexham, LL13 7TD

Thank you for re-consulting Cyfoeth Naturiol Cymru/Natural Resources Wales about the above, which we received on 22 July 2026.

We continue to have **concerns** with the application as submitted. However, we are satisfied that these concerns can be overcome if the **document** identified below is included in the approved plans and documents condition on the decision notice:

- Flood Consequence Assessment 'Wrexham Maelor Hospital, Croesnewydd Road, Wrexham, LL13 7TD' Reference 216-XOS-XX-XX-RP-C-5000 by XO Square dated 21 July 2026

Please note, without the inclusion of this document we would object to this planning application. Further details are provided below.

Flood risk

The planning application proposes a less vulnerable development for a modular building to function as a data centre and a covered walkway.. The Flood Map for Planning identifies the application site to be at risk of flooding and lies within Flood Zone 2 (Rivers).

We refer you to Section 10 of Technical Advice Note 15: Development, flooding and coastal erosion, dated 2025 (TAN15) for advice on how you should consider this application in line with current planning policy. Our role is to provide you with detailed advice on the findings and conclusions of the Flood Consequences Assessment (FCA) in relation to flooding from rivers and/or the sea, including the impact on flooding elsewhere. For advice on flood risk from surface water and or small watercourses you should consult with your Lead Local Flood Authority.

Therefore, we have reviewed the FCA undertaken by XO Square, dated 21 July 2026, reference 216-XOS-XX-XX-RP-C-5000. Our advice to you is that the FCA demonstrates that the risks and consequences of flooding could be managed to an acceptable level, provided the above FCA is included as an approved document on the decision notice if planning permission is granted.

The FCA has considered all sources of flood risk using the available flood risk data, including low-probability flood events and residual risk scenarios such as blockage or exceedance events. The assessment concludes that flood risk to the development is low and can be appropriately managed, subject to the implementation of the mitigation measures and recommendations set out within the FCA. These include, in particular, raising finished floor levels by a minimum of 150mm above surrounding ground levels and incorporating suitable flood resilience and resistance measures into the design of the development.

Protected sites

We note the application site is within the catchment of the River Dee and Bala Lake Special Area of Conservation (SAC). In line with our Advice to Planning Authorities for Planning Applications Affecting Nutrient Sensitive River Special Areas of Conservation, under the Habitats Regulations, Planning Authorities must consider the impact of proposed developments on water quality within SAC river catchments.

However, recognising the specific nature of the application submitted: a proposal that does not involve any foul drainage provision, we are satisfied that there is unlikely to be a source of additional nutrients and/or a pathway for impacts. As such, in our opinion, it would be reasonable for your Authority to screen out this proposal as not likely to have a significant effect on the River Dee and Bala Lake SAC in relation to nutrient inputs.

Other matters

The advice in this letter relates to matters which are included on our consultation topics list. We do not rule out the potential for the proposed development to affect other environmental interests that are not included on this list.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our website for further details.

If you have any queries about the above, please do not hesitate to contact us.

Yn ddiffuant/Yours sincerely,

Alex Homer

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning

Cyfoeth Naturiol Cymru/Natural Resources Wales

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Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi. /Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.