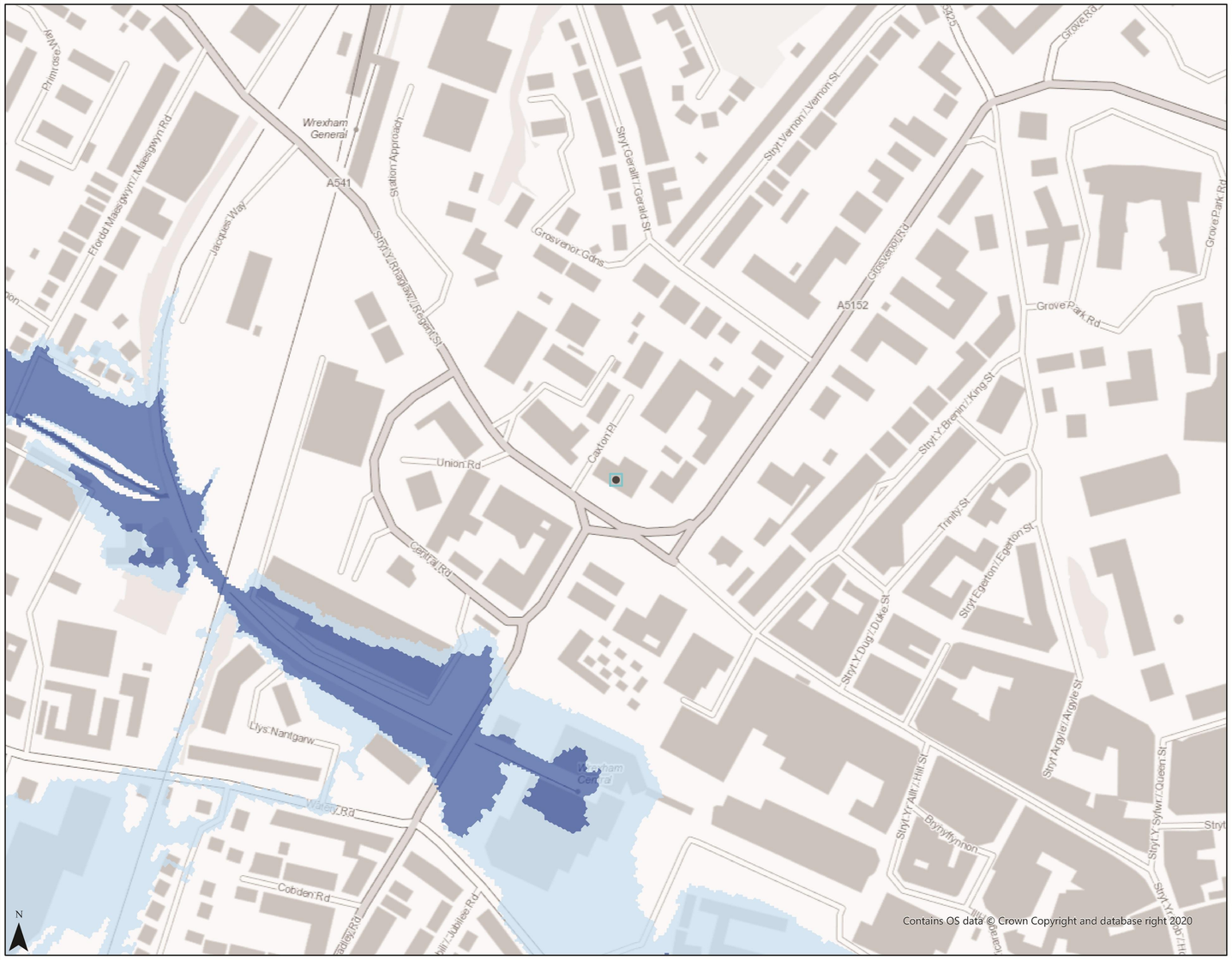
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Cyfoeth Naturiol Cymru Natural Resources Wales

Flood Map for Planning - Basic
Regent House - Wrexham

Legend

TAN15 Defended Zones
- Rivers
- Sea
- Rivers and Sea

Rivers and Sea
- Flood Zone 3
- Flood Zone 2

Scale at A3: 1:2,500

Date: 13/07/2026

Disclaimer
https://naturalresources.wales/flooding/disclaimer-for-our-flood-and-coastal-erosion-risk-maps/?lang=en

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Flood risk information for the area around:

REGENT HOUSE, REGENT STREET, WREXHAM, LL11 1PR

This information is for the area **within 10 metres of the address above**. It shows the **highest** risk level for each type of flooding.

The risk levels are: High, Medium, Low and Very low.

Very low risk	**Flooding from rivers** Risk less than 0.1% chance each year.
Very low risk	**Flooding from the sea** Risk less than 0.1% chance each year.
Very low risk	**Flooding from surface water and small watercourses** Risk less than 0.1% chance each year.
This area	**Does not benefit from flood defences**.

Please note

We provide the flood risk information for the area around the property address. We cannot give the flood risk for individual buildings because this depends on building features, such as internal floor levels, and other local factors like drainage conditions.

The risk level takes into account the effect of any flood defences that may be in this area. Flood defences reduce, but do not completely stop the chance of flooding as they can be overtopped or fail. View our Flood Risk Map to understand the flood risk across the area.

Disclaimer

https://naturalresources.wales/flooding/disclaimer-for-our-flood-and-coastal-erosion-risk-mapping?lang=en

13/07/2026

Osborne House

PLANNING APPLICATION DRAWING

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PROPOSED PART CHANGE OF USE TO RESIDENTIAL STUDIOS
REGENT HOUSE, REGENT STREET, WREXHAM LL11 1PR
FLOOD RISK MAP & INFO

DRAWING TITLE: **FLOOD RISK MAP & INFO**	DATE: **20 / 08 / 2026**
CLIENT: OSBORNE HOUSE LTD	SCALE: AS SHOWN @ A1
PROJECT: PROPOSED PART CHANGE OF USE TO RESIDENTIAL STUDIOS REGENT HOUSE, REGENT STREET, WREXHAM LL11 1PR	FILE NAME: PLANNING01
	DRAWN BY: RAJ
DRAWING NO: **806.7 \ OBH \ 200 \ 09**	REV: -