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BUILDING & CIVIL ENGINEERING CONSULTANT.

OUR REF:

504WRE.P72

YOUR REF:

P/2017/0623

DATE:

22.8.17.

Development Control,
Wrexham Council,
16 Lord Street,
Wrexham.
LL11 1LG

For the attention of Ms. Mared Rees.

Dear Ms. Rees,

PROPOSED DEVELOPMENT AT BROAD OAK FARM, ROSSETT.

I write on behalf of Ms. Eirene Craney of Broad Oak Lodge, Llyndir Lane LL12 0AU to comment on this planning application, following on from pre-application comments made to the agent (copy attached). For some time I have been assisting her in trying to resolve drainage and flooding problems affecting her property in conjunction with Wrexham County Borough Council who will have a full record of all correspondence. She is concerned that the proposed development may exacerbate these problems.

The constant flow from the spring on her land now relies on Wrexham Council's highway drainage system (carrying run-off from the road leading up to the bridge over the A483 dual carriageway, in addition to local land drainage), which in turn flows into the watercourse alongside the application site.

Despite recent work there are ongoing problems with the highway drains. I understand that recent surveys for Wrexham Council have confirmed that some of these drains have a backfall where silt accumulates and restricts the flow.

The Council has recently laid a new culvert under the lane close to Broad Oak Farm, but this also has a backfall, so it has caused the water level in the open ditch to rise and back up under the level crossing. In my opinion the new dam across the ditch should be removed to return normal water level to what it was previously, in which case the new culvert will usually be dry except when it acts as a relief route during heavy rainfall or when blockages occur in the old culvert.

(cont.)

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All of this demonstrates the sensitivity of the area to flooding. My client therefore wishes to strongly support the objection letter from Natural Resources Wales dated 18.8.17. No planning permission should be granted until all concerned are confident that the proposals will not increase flood risks at this site or others in vicinity.

Yours sincerely,