

Philip Forster
Planning Control Department
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

Date: 10th August 2016

Dear Mr Forster,

**OUTLINE APPLICATION TO ERECT 47 DWELLINGS AND ASSOCIATED INFRASTRUCTURE
WORKS WITH ALL MATTERS RESERVED
LAND AT THE BUNGALOW, DARLAND LODGE, OFF DARLAND LANE AND GAMFORD
LANE, ROSSETT, LL12 0BA**

Thank you for consulting us on the above application, which we received on the 28th July 2016.

We recommend that you should only grant planning permission if you attach the following condition. This condition would address significant concerns that we have identified and we would not object provided you attach them to the planning permission:

Flood Risk

The site lies entirely within Zone A as defined in TAN 15 Development & Flood Risk (2004) and shown on Welsh Government's Development Advice Map. However, parts of the site are shown to be at risk of surface water flooding in Natural Resources Wales' Flood Map for Surface Water, including areas shown for housing on the submitted proposed site layout. The development is likely to increase the surface area of impermeable ground, thus reducing percolation and increasing rapid surface run-off. In accordance with Section 8 of TAN 15, in all zones, development should not increase flood risk elsewhere.

The submitted application form does not indicate the proposed means of disposal of surface water. The Design & Access Statement states that 'surface runoff drainage will be managed on site', however, no evidence has been submitted to show that the site could be suitable for infiltration, and there are no obvious watercourses on the site. Prior to the grant of any planning permission, we recommend you contact your Drainage Department for further advice in relation to this (as they fulfil the role of Lead Local Flood Authority). This will ensure that conditions are not attached to a planning permission which could later prove impossible to implement.

We recommend that a condition is imposed to ensure that a scheme to dispose of surface water is submitted to and approved in writing by your Authority, to ensure effective management of surface water run-off resulting from the proposed development. We advise that any proposed scheme should ensure that run-off from the proposed development is reduced or will not exceed existing

runoff rates. Details of adoption and management should also be submitted to ensure that the scheme/systems remain effective for the lifetime of the development. We request that we are consulted on any details submitted for approval to your Authority to discharge these conditions and on any subsequent amendments/alterations (including any condition related to a surface water management scheme). We will usually limit our comments to reviewing the acceptability of the proposed discharge rate as well as the suitability of the discharge point / receiving watercourse.

Protected Species

The application is supported by an ecological submission (Reference Lancashire, P. (2016). Darland lodge, Ecological Phase 1 Surveys. Wildlife Management. Unpublished.

We consider the ecological assessment to have been completed to a satisfactory standard, and agree with the conclusions. In our view the proposal will not affect any European or fully protected British protected species.

Landscape

The proposal is within or may affect a Landscape of Outstanding/Special Historic Interest. While this is not a statutory designation, chapter 6 of Planning Policy Wales (PPW) states that it is a material consideration in the planning process and must be given due regard when reaching a determination.

Yn gywir / Yours' faithfully,



Mr. GARETH THOMAS

Swyddog Cyswilt Cynllunio / Planning Liaison Officer

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Deialu uniongyrchol/Direct dial: (0300) 065 3786 **Siaradwr Cymraeg / Welsh Speaker**



cc: Land Planning Ltd.