

From: David Thelwell [mailto:thelwelldj@aol.com]

Sent: 14 May 2019 11:16

To: Sharon Holman

Subject: Planning Reference: P/2019/0312 - Objection to Erection of 15 No. Dwellings Rear of Brookfield Rise, Ellesmere Lane, Penley, Wrexham

FAO: Sharon Holman, Planning Wrexham

Dear Ms Holman

My objection to the above development is as follows:

1. I wrote to David Parker Planning Associates, copy email to you and Neil Taunt, on the 05 December 2018 and attached to the email four photographs. FYI: See copy email below and attached photographs. I received an acknowledgement from DPPA on 06 December 2018 and expected a response from both the Developer and Drainage Consultant within a week or so. See their email dated 06 Dec 2018 below. NO RESPONSE WAS RECEIVED.
2. I wrote to you on 06 Dec 2018 and advised you that prior to the development of Brookfield Rise and in times of storm flooding the gully down the side of Ellesmere Lane would fill with water. This water empties 60 yards down the gulley where the surface water and the enclosed pipe underneath the gulley empty into a ditch. This enclosed pipe receives water from properties situate further up Ellesmere Lane i.e. from the direction of the junction of Ellesmere Lane with the A539 main road. This pipe runs down the length of the gulley to where the water discharges into a ditch. The water then flows through a small culvert which goes under the road of Ellesmere Lane. I believe that the water is then piped under fields through to Llanerch Panna and the old WW2 hospital camp. This infra-structure is clearly not intended to deal with the proposed housing development down Ellesmere Lane.
3. Have you a report on the total volume of storm water in extreme weather conditions which could enter the surface water system along Ellesmere Lane pre and post the proposed development at Brookfield Rise? What is the subsequent increased risk of flooding to properties there?
4. My full set of questions with regard to the proposed development are included in the email dated 05 December 2018 sent to David Parker Planning Associates, copy to you and Neil Taint. These remain unanswered. Why? What assurances can be given with regards to the drainage and flood risk down Ellesmere Lane?

Thank you

David Thelwell

EMAIL DATED 06/12/18 FROM DAVID PARKER ASSOC. – NO RESPONSE RECEIVED

Dear Mr. Thelwell,

Thank you for your response to the pre-application consultation on this site.

There are a number of issues raised, so I have forwarded your email to the Developer and his Drainage Consultant, and hope to have a response for you within the next week.

Kind Regards,
David Parker

David Parker BA (Hons), Dip.EP., MRTPI

David Parker Planning Associates

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David Thelwell

From: thelwelldj

Sent: 05 December 2018 13:44

To: dppa2016@gmail.com

Cc: [Sharon Holman](mailto:Sharon.Holman); neil.taunt@wrexham.gov.uk

Subject: Flooding - Meadow Rise, Ellesmere Lane, Penley LL13 0LP

Dear Sirs

You ask for a response to your proposal to build a further 15 houses to be located behind Meadow Rise, Ellesmere Lane, Penley LL13 0LP.

The development of Meadow Rise with its access and infrastructure has already interfered with the drainage and natural watercourse adjoining and is causing flooding of the lane and towards adjoining properties. To evidence this I attach four photos, two taken 03 Dec 2018 and two taken today. Here you can clearly see rainwater flooding from the access to Meadow Rise and flowing down Ellesmere Lane to flood the lane and towards surrounding properties.

Meadow Rise, by its very name confirms it as standing above the lane and surrounding properties so drainage of surface water is a crucially significant factor.

For your information the surface water from both Standpipe Cottage and Lyndale flows through a pipe under Ellesmere Lane to empty into an enclosed pipe in the ditch, the connection being situated some 6ft down the ditch from the culvert created by your development. This enclosed pipe flows down the full length and course of the ditch from the properties at the top of the lane and village and down the ditch towards Myrtlewood before crossing under the lane and flowing across a field towards the old hospital camp at Llana Pana. This is a surface drainage system which is clearly not intended for the development of Meadow Rise or any subsequent development.

Questions the developer regarding both Meadow Rise and the new proposed development:

1. Have you a topographical survey of the field and surrounding properties?
2. Have you both a drainage and a flood report done by an independent qualified body? If so who?
3. Is surface water from Meadow Rise discharged into the ditch or enclosed pipe which runs down the length of the adjoining ditch and lane? If so:
 - a. Are you aware of the surface water discharge rate of the properties which pre-existed the development of Meadow Rise?
 2. The location of other discharge points of pre-existing properties into this enclosed pipe?
 3. The volume, flow rate and discharge rate of surface water in storm and extreme weather

conditions into and out of this pipe?

4. Who owns the pipe?

5. Did you obtain easement rights to discharge into this pipe?

6. Did you obtain easement rights to bridge this pipe?

7. If you own the pipe then you have responsibilities as to its continued use by others as it forms a natural watercourse and by law must not be impeded or blocked.

I can evidence that the properties of both Ellesmere Lane and Lyndale have had unimpeded drainage into this pipe for at least 52 years. These properties are situated below the road surface of Ellesmere Lane. You can clearly see in photo the drainage grid and inspection cover situated in the driveway of Standpipe Cottage. This is some 2ft below its dropped kerb and the level of the road of Ellesmere Lane. What would happen if storm water flowed down your access road (you can clearly see its gradient in photo) across Ellesmere Lane and into Standpipe Cottage? By proposing a further 15 houses with roads drives and yards you are adding tens of thousands of gallons of extra surface water into the system. There is no gradient off site other than Ellesmere Lane and its surrounding properties and this is a road, not a watercourse. Previous to your development the greenfield site and hedgerow provided virtually no risk of this happening. The development of Meadow Rise has already caused flooding as evidenced in my photos. More properties could lead to catastrophic flood damage in the area.

You clearly cannot guarantee that in rain let alone storm or extreme weather conditions that water will not flow out of your access road and into Ellesmere Lane, as this is already happening. In extreme weather and storm conditions the outflow would be considerably more and could endanger much of the neighbouring and surrounding properties served by Ellesmere Lane and likely other sides of the development too.

When the site was greenfield then no water flooded onto Ellesmere Lane. Will you now take responsibility for flood damage so caused?

I request that an immediate investigation take place of the matters raised and answers provided to all questions above.

Yours faithfully

D Thelwell / Standpipe Cottage



