

Town and Country Planning Act 1990

Local Planning Authority Statement of Case (9 week comments)

**APPEAL RELATING TO LAND AT THE
BUNGALOW, DARLAND LODGE, OFF
DARLAND LANE AND GAMFORD LANE,
ROSSETT, WREXHAM, LL12 0BA**

1.0 INTRODUCTION

- 1.1 The purpose of this additional statement by the Council is to provide comments following receipt of the appellant's statement of case and other third party comments.
- 1.2 The Council appreciates that at this stage only comments relating to the representations made by the appellant and third parties can be made and that it is not an opportunity to introduce new arguments or issues.

2.0 COUNCIL'S COMMENTS

2.1 Drainage

- 2.1.1 It is noted that the appellants acknowledge the known issue with the blocked land drain in the locality and that this matter can be overcome by way of the reinstatement of a) the original drain or b) through the implementation of an alternative remedial scheme.
- 2.2.2 The appellants consider that a Grampian style condition can be imposed to allow the development to be carried out without causing a detrimental impact upon the surrounding land by way of surface flood risk. This would effectively propose a scheme for the reinstatement of the watercourse going through the former Charles Church development (Pippin Lane) being reinstated as a pipe.
- 2.2.3 The Council considers that if it can be demonstrated that there is a feasible and achievable means by which to sustainably manage surface water generated by development on the site, without unacceptable risk to the development site or detriment to flood risk to the surrounding area, then it is likely that the objection could be reviewed.
- 2.2.4 However in this instance the Council would be concerned regarding the likelihood of the Grampian condition being achieved given the need for the agreement of multiple landowners (perhaps 6 or more). The Council is not aware of any evidence from interested parties to demonstrate that the works could be realistically achieved.
- 2.2.5 The Council respectfully raises the point that were such a condition to be imposed without certainty that it could be adhered to, there would be a significant number of dwellings which would need to be counted towards the Council's housing supply figures, with no assurance that a commencement could occur and begs the question regarding the deliverability of the site.