

**TO: THE PLANNING INSPECTORATE
CROWN BUILDINGS
CATHAYS PARK
CARDIFF CF10 3NQ**



SECTION 78 APPEAL AT: Address of the appeal site: Land at The Bungalow, Darland Lodge, Off Darland Lane and Gamford Lane, Rossett, Wrexham

PLANNING REFERENCE: P20160712

WELSH GOVERNMENT REF/PLANNING INSPECTORATE REF:
H6955/A/17/3173915

Name: Mrs Elvina Jones.

Address: Darland Hall, Darland Lane, Rossett, Wrexham, LL12 0BA.

Telephone Number: [REDACTED]

Email: [REDACTED]

Neighbour of the proposed development. I would like to receive a copy of the appeal decision letter.

Dear Sir/Madam

I fully support the decision taken by Wrexham Borough Councils Planning Department not to grant permission for Outline Planning Permission for the land at The Bungalow, Gamford Lane on the 6/2/2017. I agree with all of the points listed as making the development unsuitable. I would also like to add a few further points that I feel are pertinent and which I believe add additional weight to the decision not to approve the development.

Flooding

Current problems with local flooding already exist in the vicinity of the proposed development, some of which relates to a recent development on Darland Lane. However this is not the only issue regarding flooding. Other issues include:

- The field at the rear of Darland Hall a Grade 2 listed building regularly floods in wet weather and this can be seen from the top floor of the building. In addition part of the gardens to the rear of the Hall flood in wet weather in an area close to a large Badger Sett.
- Speaking from personal experience the water table in the area is high. This can be seen in the cellars of the listed building which have flooded in the past resulting in original beam supports rotting. A sump pump is permanently connected and used in

the cellar to prevent flooding. This has been replaced a number of times and is checked regularly.

- The proposed development suggests that the extra water can be disposed of, however a report by Terraconsult commissioned by the developer states. Point 1.1: "The proposed development of the site constitutes a revised landfill that may increase potential for flood risk and impacts to associated drainage infrastructure through increasing of the sites impermeability. Point 2.1 "There is potential material flood risk based on evidence".
- Also Point 5: "The surrounding water shed area continues to slope away to the North East at a shallow grade of approximate 1.5 – 2.0% to Pulford Brook is indicated as existing at approximately 8m AOD at its closest reach." Please note that the Grade 2 listed building stands immediately to the North East between the proposed development and Pulford Brook. The removal of excess water to Pulford Brook and the natural flow would be towards the Hall and the cellar of the building.
- "Soak aways" have been proposed as a solution to surface water. The Front of the listed building already has "soak aways" and from personal experience when rainfall is heavy they fill to capacity very quickly and can take some time to drain away. When this happens despite the sump pump being able to clear the cellar, surface water does sometimes run down the cellar walls. Evidence can be seen in the cellar.

Ecological

- Bats have roosted in the roof of the separately listed walkway and gazebo roof, they access via a hole in the eaves of the gazebo. I am unsure if they are roosting there at present however they can be seen flying around the surrounding area of Darland and Gamford Lanes during the evenings.
- Badgers occupy a large sett in the gardens of the listed building alongside the proposed development. The sett can be seen on a site visit also evidence of activity. Badgers have been found dead on Gamford Lane and in order to get there they must be crossing land.
- Grass snakes are common in the area. They breed in the gardens of the Hall and surrounding area. They can often be found basking on the stone of the listed Walkway.
- The rear of the listed building the land adjoining the proposed development is a haven for wildlife of all kinds there are rabbits, hares, foxes, woodpeckers (green and spotted), thrush, blackbirds, crows, buzzards, a variety of tits, pigeons, starlings, nuthatch and more all of which live and breed there. Owls can be often heard at night.
- There are also 3 ponds not mentioned in the surveys undertaken. One of the large ponds is extremely close to the proposed site. There are newts in all 3 ponds they have been seen by the Wrexham Council Environmental Officer in the pond closest to the proposed development site during a visit. Dragon and Damsel flies also breed in the ponds and can be seen around them.

Development of the proposed site will inevitably impact on this ecosystem.

- The woodland which runs alongside the proposed development has established trees some of which are over 100 years old. The Arboriculture Method Report prepared for the developers point 1.4 refers to the root systems of established trees that extend at

least to the height of the tree and distances in excess of the trees height. The report points out that "vigorous young trees will be capable of rapid regeneration but over mature trees will respond more slowly, if at all. The area of the woodland shown on the map attached to the report does not show the surrounding woodland and potential damage that the development could potentially cause to these trees. This woodland area is clearly seen from Gamford Lane as part of an open farmland landscape which is currently enjoyed by the community and other people passing by.

The application for the development asserts that "the design of the proposed scheme would serve to enhance the appearance of the area whilst ensuring it remains "in context" with the adjacent residences and the local environment."

In my opinion the community and their enjoyment of the existing landscape will be blocked by the development as will the communities opportunity to see the listed building both from Gamford Lane and Holt Road. The view from Holt Road of the main part of the Listed Building shows the building within its **natural setting** framed by the woodland and open countryside.

Other points

- The proposed development is Green Barrier agricultural land.
- Safety is an issue as both Gamford Lane and Darland Lane are busy roads. Please see attached photograph of traffic on Darland Lane. Gamford Lane is used as a short cut to the other side of Wrexham and the industrial site where the local waste disposal point is located. Vehicles with trailers regularly use Gamford Lane which is very narrow, with points where vehicles struggle to pass. Regardless of traffic limits drivers do speed and the corner of Gamford and Darland Lanes has had to be fitted with speed bumps. The proposed entrance for the development is close to this point and the addition of 47 additional vehicles and frankly most households have 2 cars, so it is more likely 94 cars plus that will be using this road making existing problems worse.
- Both the listed building and its setting are important otherwise why list. This development would affect the setting of the listed building and the opportunity for people to enjoy access to the view of the building in its surroundings. In the planning appeal document point 13 "applications of interest" where permission has been granted do not reflect this special setting and listed building.
- If a site visit is conducted by the inspector viewing the site from the adjoining land/gardens/gardens may be useful.

Yours Faithfully



Elvina Jones

