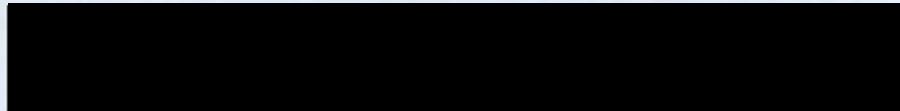


MR HENRY JENKINSON
MRS ANGELA JENKINSON

DARLAND HOUSE
DARLAND LANE
ROSSETT
WREXHAM
LL12 0BA



PLANNING INSPECTORATE REFERENCE: H6955/A/17/3173915

**LAND AT THE BUNGALOW DARLAND LODGE
OFF DARLAND LANE AND GAMFORD LANE
ROSSETT
WREXHAM**

We are against the appeal proposals for the same reasons as given by the LPA and wish to make further comment to our original letters:

1. Ongoing Flood Risk

It has been suggested (10.9 of Land Planning Ltd. Appeal Notice: "Mr Lomax made enquiries locally and found out that the drainage pipe in question had been blocked at some stage, the problems having first occurred after the houses at Pippin Lane were constructed by Charles Church developments, and this is the cause of the service water flooding which occurs periodically in the area during periods of extreme rainfall") that the flooding has only occurred since the development of Pippin Lane, which is directly opposite our home, this is not the case as the photographs submitted to Wrexham Council Planning Dept and which I enclose further copies of (Appendix 1 No's 1, 2, 3 & 4) dated January 1995 together with a newspaper report and photograph of the junction of Darland and Gamford Lane (Appendix 1 No.5) also from 1995 were taken many years before the construction of 8-14 Darland Lane, the Broadoaks Development and Pippin Lane Development. The water when these photographs were taken had started to subside, our driveway is to the left of the sign to Holt and Trevalyn (Appendix 1 No. 3) both our property and Springfield Lodge are adjacent to the proposed development site. This type of flooding has occurred on many occasions over the 44 years we have lived here and yes, has become worse since the immense development that our part of the village has undergone over the last 20 or so years: six developments to date, on Darland Lane alone. The oily sludge which is left in both ours and neighbouring properties gardens and driveways is also a major issue after the flooding waters have subsided. The construction of a further 47 dwellings would undoubtedly lead to an even greater problem of flooding.

Further to the comments made at 10.14 of Land Planning Ltd. Appeal Notice "The original drainage scheme previously worked well, with the drain formerly feeding into the large pond to the east". The pond to the east of the proposed development, located next to the Pippin Lane Development and the agricultural land adjoining it is also designated as being within a flood plain. If, as has been suggested, there is an old drain system which possibly could be reinstated to take the surface water from the suggested development, the extra water flowing in to the pond could cause overflowing which would increase the risk of more flooding on to Darland Lane, the pond even now becomes high during heavy rain fall. Welsh Water in their report stated they are totally against this project. Building on flood plains and land susceptible to flooding has already proven to be problematic in many areas of Wales e.g Rhuthin.

2. ACCESS

The access along Gamford Lane is in most parts only suitable for single file traffic. There are no pedestrian foot paths in Gamford Lane after the junction with Darland Lane. The proposed development bringing with it an increase in pedestrians, traffic and children would make it extremely dangerous for these road users and also for cyclists. The Lane has a number of blind spots and at times is exceptionally busy with traffic as it has become a short cut for commuters who work on the Wrexham Industrial Estate and who travel from the Chester area. Unfortunately a number of motorists tend to ignore the speed restrictions and the calming humps that have been installed on Darland Lane. Darland Lane is also a drop off and pick up point for children attending Darland High School and Gamford Lane is used as a car park at weekends when the school playing fields are being used for recreational and school matches.

The proposed access to the site is opposite an existing dwelling, on a narrow part of the lane and close to a 90° bend, 100 extra vehicles accessing the lane from the junction of the proposed site would make the lane extremely dangerous.

3. DESIGNATED GREEN BARRIER & SPECIAL LANDSCAPE

The land is designated as Agricultural and is not zoned for housing. Agricultural land in this area is graded as being amongst the highest in the Borough.

It is designated as a special landscape area and one of the only remaining open areas for existing residents to enjoy.

The removal of the hedgerow and trees would change the total appearance of the area and further erode natural habitat for the many wildlife species on the land.

With regard to wildlife foxes, badgers and hedgehogs often use our garden as a thoroughfare from neighbouring properties and the wood surrounding the lake.

Bats are prevalent in our garden each evening at dusk and this development would impact on both their roosting patterns and their natural habitat ie the diminishment of hedgerows and insects as the land use changes from agricultural to residential.

This proposed development would significantly urbanise this existing Rural Setting.

APPENDIX 1

1. Photograph – Corner of Darland Lane & Gamford Lane January showing flood waters in January 1995
2. Photograph – Corner of Darland Lane & Gamford Lane January showing flood waters in January 1995
3. Photograph – Corner of Darland Lane & Gamford Lane January showing flood waters and sludge in road in January 1995
4. Photograph – Corner of Darland Lane & Gamford Lane January showing flood waters and oil and sludge in road in January 1995
5. Copy of newspaper report c. January 1995

(5) Roads and rail line turned into rivers

THES

were hit and
s the big thaw
combined to

peratures saw
on Saturday
n of rain fell -
f water.
ent Agency is-
arnings for
ie Lower Dee
were in place

ady an early
ther flooding
le of North
y as 50mm of
all on already
ome problems
today when
highest.
asands of rail
affected when
r train lines
re and Wrex-

ling between
d Crewe and
caused major
s and passen-
buses.

forced to cancel
services while
s were delayed
s.

ail spokesman
ne was closed
ffordd and
a train driver
ater rising rap-
Pictures at the
at the line had
a river.

s returned to
n and the ser-
on that route.
ain affected
morning yes-
middle of the
water started

d the alert on
sheep became
flood water in
Welshpool. The
aw two boats
nd West Wales
Service attempt
nals in trouble.
vo sheep while
ere guided to



Streets flooded in Rossett (main), landslide near Bala (left), train track closed near Penyffordd (middle) and walkers at Rhyl (right)

higher ground. Six animals
drowned in the water. Later the
fire service was called back to
other fields near the town to
cut away wires that were pre-
venting sheep from escaping the
flooding.

Heavy rain caused a landslide
on the A494 between Dolgellau
and Bala closing the road on
Saturday morning.

The road remained shut
while workmen cleared the
highway and made the bank

safe.

Floods also shut the A487 in
both directions from
Machynlleth, with the Dyfi
Bridge closed along with the
route down to Aberystwyth.

The A458 was also closed
between the A470 junction in
Mallwyd, Gwynedd, and the
A490 junction in Welshpool be-
cause of flooding. Properties
were also hit by flooding in
Dolgellau over the weekend.

A new flood warning has

already been issued for the
whole of North Wales by the
Met Office and Environment
Agency as an area of low pres-
sure passes close to the region
on Tuesday. This could see
50mm of rain fall in higher
areas alongside gale force
winds.

A Met Office spokesman
said: "Given saturated ground,
the public should be aware that
further localised flooding and
disruption to travel is likely."

A spokesman for the Envi-
ronment Agency said: "Rain
forecast for Monday could
cause the rivers to rise again
and further flood warnings a-
alerts may be issued. Staff
monitoring river levels a-
have been clearing blockag-
and making sure our defenc-
and structures are ready f-
further rain. As the ground
already very wet, any more
could easily result in localis-
flooding."







