Town & Country Planning Appeals
The Planning Inspectorate
Crown Building Cathays Park
Cardiff
South Glamorgan
CF10 3NQ

Our ref: NT/2012/113453/04-L01
Planning ref: P/2012/0355
Appeal ref: 2190394
Date: 23 January 2013

Dear Sir/Madam

CHANGE OF USE TO ALLOW SITING OF FOUR HOLIDAY CHALETS LAND ADJACENT TO PARK LANE COURT, LOWER PARK LANE, ROSSETT, WREXHAM.

We have received notification from Wrexham CBC that an appeal has been raised in respect of the above planning application. We understand that Wrexham CBC cited flood risk as one of the reasons for refusal.

We have recently received a Flood Consequence Assessment from the applicant's agent in support of the application. After assessment of the FCA, we are satisfied that TAN 15 compliance can be achieved providing the measures outlined within the FCA are included as part of the proposal. However, our 'main river' maps would suggest that the Daisy Lane Drain runs in a culvert underneath the site. If so then clearly we would want to protect against any built development taking place directly on top of the culvert. To date, our review of EA records, historic maps and a site visit have failed to determine the river's course. We have therefore advised the applicant's agent that the applicant will be required to undertake a detailed investigation to establish the route of the watercourse e.g. trial trench, radar etc.

The location and details of the culvert will be a key constraint on the development design and layout. There are also implications in terms of consent requirements under the Water Resources Act 1991. Until this issue has been resolved, we are unable to withdraw our objection to the proposed development.

Yours faithfully

Mrs DEBORAH HEMSWORTH
Planning Liaison Officer

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cc Wrexham County Borough Council, Betts Associates Ltd

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