Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-265724-B2L0
Eich cyf/Your ref: P/2024/1429

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Date: 23 October 2024

Dear Sir/Madam,

PROPOSAL: DISCHARGE OF CONDITION 8 (DRAINAGE) OF APPEAL DECISION APP/H6955/A/19/3221887 (P/2018/0613)

LOCATION: LAND ADJACENT TO GRAIG WEN FARM OFF, BRYMBO ROAD, BWLCHGWYN, WREXHAM, LL11 5UB

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 03 October 2024.

We have concerns with the application as submitted. We do not recommend your Authority discharges condition 8 for the following reasons.

Condition 8 (Foul Drainage)

We note the application site is within the catchment of the River Dee and Bala Lake Special Area of Conservation (SAC). In line with our *Advice to Planning Authorities for Planning Applications Affecting Nutrient Sensitive River Special Areas of Conservation* (28 June 2024), under the Habitats Regulations, Planning Authorities must consider the impact of proposed developments on water quality within SAC river catchments. We therefore advise you to consider whether the proposals, as submitted, would increase the volume of foul discharge from the site in planning terms.

We note that foul water disposal is proposed via the installation of a drainage mound, rather than connecting to the mains sewer. However, as you are aware, the site is within a sewered area. We note a letter dated 21 October 2021 on file where the landowner refuses to allow permission for the sewage line to be piped across their field.

Ultimately, the suitability of foul drainage arrangements for the proposed development is a matter for your Authority to determine. However, the installation of private sewage treatment facilities within publicly sewered areas is not normally considered environmentally acceptable because of the greater risk of failures leading to pollution of the water environment compared to public sewerage systems.

Section 6.6.21 of Planning Policy Wales states '*Any development discharging domestic sewage should connect to the foul sewer where it is reasonable to do so. Development proposing the use of non-mains drainage schemes will only be considered acceptable where connection to the main sewer is not feasible...*'

Government guidance on private sewerage in Welsh Government Circular 008/2018 stresses that the first presumption must be to provide a system of foul drainage discharging into a public sewer. Only where having taken into account the cost and/or practicability it can be shown to the satisfaction of the local planning authority that connection to a public sewer is not feasible, should non-mains foul sewage disposal solutions be considered.

Therefore, we advise that in the first instance further information should be submitted to evidence why it is not deemed possible to connect to the foul sewer (this includes a full breakdown of the costs of both scenarios as well as contacting Dŵr Cymru / Welsh Water about pursuing a sewer requisition).

The Applicant should thoroughly investigate the possibility of connecting to the foul sewer by taking the following steps:

- Approach the sewerage undertaker to reach an agreement for a connection to the foul sewer.
- If the sewerage undertaker refuses connection to the public sewer, request that they adopt the proposed treatment system.
- If the sewerage undertaker refuses both of the above, appeal the refusal with Ofwat.

For further details please see Natural Resources Wales / Private sewage treatment in an area with a public sewer.

The Applicant should be aware that should a connection to the mains sewer not be feasible, they will also need to demonstrate that the proposal would not pose an unacceptable risk to the water environment. Welsh Government Circular 008/2018 advises that a full and detailed consideration be given to the environmental criteria listed under paragraph 2.6 of the Circular, in order to justify the use of private sewerage.

As stated above, we expect developers discharging domestic sewage to connect to the public foul sewer where it is reasonable to do so. We will not normally grant a discharge permit for a private sewage treatment system where it is reasonable to connect to the public foul sewer. We also expect discharges of trade effluent to connect to the public foul sewer where it is reasonable to do so and subject to the sewerage undertaker granting a trade effluent consent or entering into a trade effluent agreement.

Furthermore, we refer you to the section in our Advice titled '*What does this mean for development proposals involving connection to public wastewater treatment works*'.

Should a mains connection be satisfactorily demonstrated not to be possible, there is no reference to the proposed private treatment system being built to BS 6297:2007+A1:2008. The Drainage Statement from Trevor Mennell Planning dated September 2024 states that the discharge will be under 2 cubic metres a day with a 600L discharge in total. However, as per flows and loads guidance, mobile home type caravans with full services can discharge 150L per person a day. With the development being "*a small development of 4 no. family pitches*", the quantity of wastewater may exceed 2 cubic metres. E.g. 4 persons in each home – 4 x 150 = 600L. 600L x 4 = 2,400L. Should mains connection not be possible, we

advise that confirmation on the number of occupants should also be provided to inform your assessment of this aspect.

Other Matters

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our website. We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our website for further details.

If you have any queries on the above, please do not hesitate to contact us.

Yours faithfully,

Tristan Williams
Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning
Cyfoeth Naturiol Cymru/Natural Resources Wales

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Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.