

Ein cyf/Our ref: CAS-268506-J6M8
Eich cyf/Your ref: P/2024/1536

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 06 December 2024

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: DEMOLITION OF EXISTING BUILDING AND ERECTION OF 4 NO SUPPORTED LIVING APARTMENTS

LLEOLIAD/LOCATION: CO OP LATE SHOP, SHONES LANE, LLAY, WREXHAM, LL12 0PL

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 14 November 2024.

We have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome by attaching a condition to any planning permission granted regarding foul drainage, as explained below

Protected Sites - 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.

This application for demolition of existing building and erection of 4 residential units proposes connection of foul water to the mains sewer.

DCWW in their consultation response dated 18.11.24 note that Gresford WwTW have insufficient hydraulic capacity to deal with foul flows from the proposed development.

We note information has been provided by DCWW to confirm that permit for the associated wastewater treatment works has been reviewed against the revised water quality targets for the SAC but that it is currently failing to comply with the 95% quartile for its flow passed forward (FPF) performance and therefore there is currently a lack of hydraulic capacity in

the public sewerage system and downstream WwTW to accommodate foul water flows from the development.

DCWW have also confirmed that will be able to accept the foul flows from the proposed development no earlier than 31st December 2025 upon completion of works at the WwTW and remain in compliance with revised permit limits. We refer you to our [Advice](#) and the information set out in the section titled 'What does this mean for development proposals involving connection to public wastewater treatment works'.

Ultimately, the suitability of foul drainage arrangements for the proposed development is a matter for your Authority to determine. However, we are satisfied that our concerns can be overcome by attaching the following condition to any planning permission granted:

Condition: No part of the development hereby approved shall be connected to any means of foul disposal nor occupied for human habitation until details have been submitted to and approved in writing by the Local Planning Authority which confirms that the planned reinforcement works at Gresford WWTW have been completed and that they are able to accommodate the foul flows from the development.

Reason: To prevent overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of, or detriment to, the environment.

Your Authority will need to take the above into account in your determination of whether the development is likely to have an adverse effect on the SAC.

Protected Species

We note that the bat report submitted in support of the above application (Bats and Nesting Birds Assessment for The Former CO-OP site, Llay, Wrexham by PJ Ecological Solutions dated October 2024) has identified that bats were unlikely to be using the application site. We therefore have no comments to make on the application as submitted and advise that you liaise with your own Authority's ecologist.

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.

Yn gywir / Yours faithfully

Sara Thomas

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.