



## Land north of Bryn Lane Wrexham, North Wales

# Shadow Habitats Regulations Assessment

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|                         |                                               |
|-------------------------|-----------------------------------------------|
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|         |          |                                                                                           |            |         |          |
|         |          |                                                                                           |            |         |          |

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The conclusions and recommendations contained in this document are based upon information gathered by TEP and provided by third parties. Information provided by third parties and referred to herein has not been independently verified by TEP, unless otherwise expressly stated in the document.

Nothing in this report constitutes legal opinion. If legal opinion is required, the advice of a qualified legal professional should be secured.

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## 1.0 Introduction

- 1.1 The Environment Partnership (TEP) was commissioned by Net World Sports in December 2022 to complete a shadow Habitats Regulations Assessment (SHRA) to support a hybrid planning application on land north of Bryn Lane, Wrexham.

### Proposed Scheme

- 1.2 The proposed scheme is in the form of a hybrid planning application, comprising:

#### *Detailed Component:*

- Demolition of existing buildings, site clearance and preparation works, including removal of vegetation and reprofiling of topsoil, where necessary;
- *Construction of a new warehouse unit, providing 33,595 sqm Gross External Area (GEA) for B1c (light industry appropriate in a residential area), B2 (general industrial) and B8 (storage & distribution) uses (Unit 2);*
- *Construction of 8 new smaller units (Units 3-7;14-16), providing a total of 29,659 sqm GEA for B1c (light industry appropriate in a residential area), B2 (general industrial) and B8 (storage & distribution) uses;*

#### *Outline Component:*

- *Construction of up to 72,635 sqm GEA for employment uses (B1c (light industry appropriate in a residential area), B2 (general industrial) and B8 (storage & distribution) uses), ancillary retail/drive thru facilities and potential for a hotel and petrol filling station (A1, A3, C1 or sui generis). The overall quantum of A1, A3, C1 or sui generis use would not exceed 16,150sqm GEA.*

#### *Site wide:*

- *Access and parking provision, including new access junctions, internal roads, service yards and car and HGV parking. Two new junctions are proposed (in detail) providing vehicular access, as well as cycle and pedestrian access, from Bryn Lane/Industrial Estate Road with an additional access road for a substation. Car parking spaces, HGV trailer spaces and HGV lorry spaces are proposed across the application site;*
- *Retention and enhancement of some existing on-site green spaces and provision of landscaping around the application site; and*
- *Implementation of drainage/attenuation measures.*

- 1.3 It is currently anticipated that the proposed development will be constructed in phases between 2023 and 2030 with the site fully operational from 2030.

- 1.4 The sHRA is required following comments from Natural Resources Wales (05/12/22) in their scoping opinion that the Environmental Statement should fully assess impacts of air pollution and dust on protected sites and that Planning Authorities must consider the phosphorus impact of proposed developments on water quality within Special Areas of Conservation (SAC) river catchments under the Habitats Regulations.
- 1.5 The site is bounded to the south by Bryn Lane and Wrexham Industrial Estate, to the north by Francis Lane, to the west by both Industrial Estate Road and Hugmore Lane (with associated residential properties), and to the east by open agricultural fields. The wider area predominantly comprises urban development to the west associated with Wrexham town centre, and open countryside present to the north, and east and Industrial Estate to the south (see Figure 1).

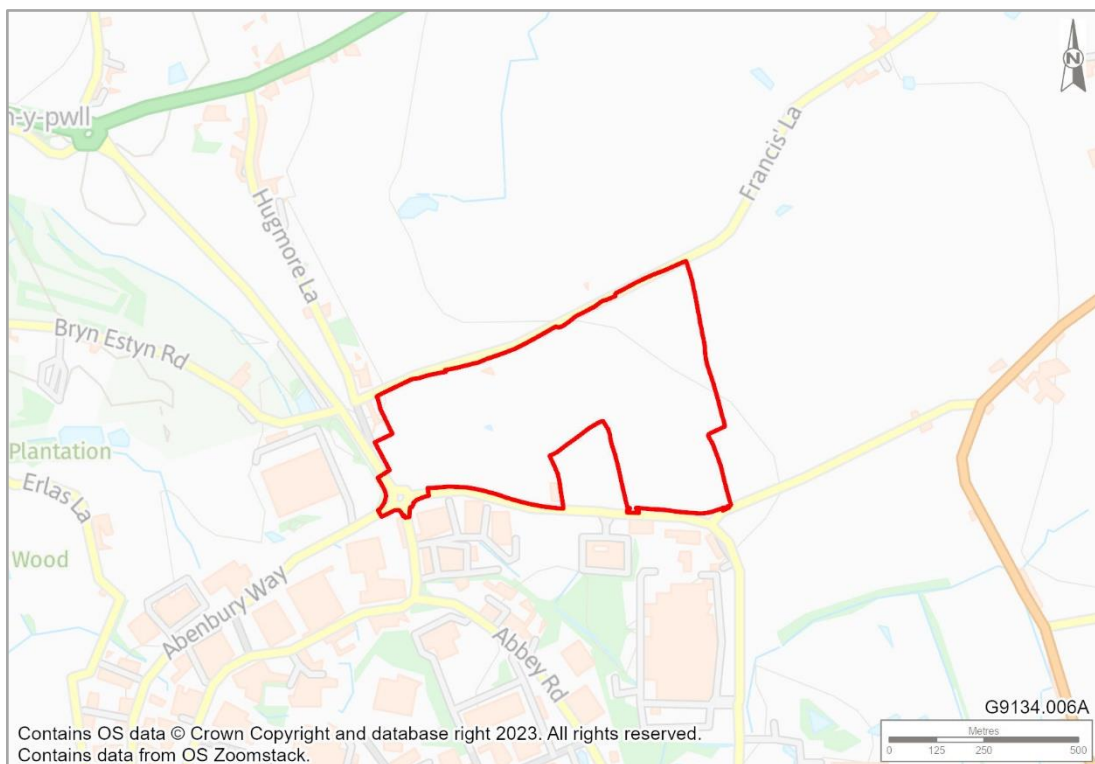


Figure 1: Site Location in Local Context

- 1.6 The site predominantly comprises arable land, separated into eight fields by intact and defunct hedgerows lined with intermittent trees. There are two residential properties on site with associated buildings. Seven ponds are situated within the central and southern parts of the site.

### Ecological and Survey Reference Documents

- 1.7 This report has been informed by the following ecological surveys and reports.
- ES, Chapter 11 – Biodiversity (TEP 2023)
  - Ecology Desk Study (TEP - 2023)
  - Phase 1 Habitat Survey Technical Report (TEP - 2023)

- Great Crested Newt Technical Appendix (TEP - 2023)
- Bat Roost Survey Report (TEP - 2023)
- Bat Activity Survey Report (TEP – 2023)
- Breeding Bird Survey (TEP - 2023)
- Winter Bird Technical Appendix (TEP – 2023)
- Arboricultural Impact Assessment (TEP - 2023)
- Hedgerows Regulations Assessment (TEP – 2023)
- Phosphate Assessment (Tier - 2023)

- 1.8 The Afon Dyfrdwy a Llyn Tegid (River Dee and Bala Lake, Wales) Special Area of Conservation Wales (SAC) and River Dee and Bala Lake Special Area of Conservation England (SAC) is located 3.1km to the east of the site. A Midlands Meres and Mosses Ramsar site is located 3.1km northwest of the site.

### The Habitat Regulations Assessment Process

- 1.9 Habitats Regulations Assessment (HRA) is an assessment of the potential effects of a proposed project or plan on one or more sites of international nature conservation importance.
- 1.10 The Habitats Directive (92/43/EEC) established a network of designated sites, within the European Community, with the objective of protecting sites that are considered to be of exceptional importance in respect of rare, endangered or vulnerable natural habitats and species. These are European designated sites and are known as Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Offshore Marine Sites (OMS).
- 1.11 The Habitats Directive (92/43/EEC) transposed into UK law in 1994 as The Habitats Regulations, which was subsequently amended and is known as the Conservation of Habitats and Species Regulations 2017. A number of changes have been made to this by the **Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, referred to as the 2019 Regulations**. Under the 2019 Regulations, SACs and SPAs in the UK no longer form part of the EU's Natura 2000 ecological network. The 2019 Regulations have created a National Site Network (NSN) on land and at sea, including both the inshore and offshore marine areas in the UK.
- 1.12 Ramsar sites are wetlands of international importance, designated under the International Wetlands Convention, which took place at Ramsar, Iran. Although Ramsar sites do not form part of the national site network, national planning policy recommends that Ramsar sites should be afforded the same level of consideration as SAC and SPA designated sites.
- 1.13 Under the Habitats Regulations the granting of approval (i.e. planning permissions, licences and consents) for developments is restricted if they are likely to have a significant adverse effect on an SAC, SPA or Ramsar site.

- 1.14 Guidance (EC, 2001<sup>1</sup>; IPC, 2022<sup>2</sup>) on undertaking assessment of plans or projects that may impact upon designated European sites recommends a staged approach to the assessment process:
- Stage 1. Screening - The process of identifying potentially relevant European sites and the likely impacts of a project upon the designated features of a European site, either alone or in combination with other plans and projects and considering whether the impacts are likely to be significant.
  - Stage 2. Appropriate Assessment (AA) - Assessment of the impacts, considering proposed mitigation measures, on the integrity of the European site, either alone or in combination with other plans and projects, with regard to the site's structure and function and its conservation objectives. If it cannot be concluded beyond reasonable scientific doubt that the project would not adversely affect site integrity then development consent cannot be issued unless the steps set out in Stages 3 are successfully concluded
  - Stage 3. Derogation – consider if proposals that would have an Adverse Effect on Integrity (AEoI) of a European site(s) qualify for an exemption. There are three tests to this stage to be followed in order: consider alternative solutions; consider Imperative Reasons of Overriding Public Interest (IROPI); and secure compensatory measures. Each test must be passed in sequence for a derogation to be granted.
- 1.15 All three stages of the process are referred to cumulatively as the Habitats Regulations Assessment (HRA).
- 1.16 Guidance on what constitutes the integrity of a European site has been provided by the European Commission (EC, 2001). In this guidance, integrity is defined as “the coherence of the site’s ecological structure and function, across its whole area, which enables it to sustain the habitat, complex of habitats and/or populations of species for which the site has been designated”.
- 1.17 This document considers Stage 1 and Stage 2 of the HRA process. This assessment takes account of the 2017 'People over Wind' ruling which confirmed that mitigation cannot be taken into consideration at the screening stage prior to Appropriate Assessment.
- 1.18 Under the Habitat Regulations Wrexham County Borough Council (WCBC) is the competent authority for this development ensuring that development management decisions do not adversely affect the integrity of the NSN sites. As such this document is termed a 'shadow' Habitat Regulations Screening Assessment.

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<sup>1</sup> European Commission (2001) Assessment of plans and projects significantly affecting Natura 2000 Sites. Methodological guidance in the provisions of Article 6 (3) and (4) of the Habitats Directive 92/43/EEC

<sup>2</sup> The Infrastructure Planning Commission (2022). Advice Note 10: Habitat Regulations Assessment for nationally significant infrastructure projects.

## 2.0 Summary of Baseline Information

### International Designated Sites Considered within Influencing Distance

- 2.1 The Site is located within 10km of the following international designated sites. Details of these sites are provided in Table 1 and within the Ecology Desk Study (TEP Ref.9134.002).

Table 1: Internationally Designated Wildlife Sites within 10 km of the Site.

| Site name:                                                                                     | Designation: | Distance (km):  |
|------------------------------------------------------------------------------------------------|--------------|-----------------|
| Afon Dyfrdwy a Llyn Tegid (River Dee and Bala Lake Wales)<br>River Dee and Bala Lake (England) | SAC          | 3.1km east      |
| Midland Meres & Mosses Phase 2 (Wales) - Vicarage Moss                                         | Ramsar       | 3.1km northwest |
| Johnstown Newt Sites                                                                           | SAC          | 8km southwest   |

- 2.2 The locations of these sites relative to the proposed development site are shown in drawing G9134.033

#### Sites Scoped Out

- 2.3 Due to size of the site, lack of species interaction, distance from the site and no direct impact pathway, the following sites have been scoped out of further appraisal:

- Midland Meres and Mosses Phase 2 (Wales) – Vicarage Moss; and
- Johnstown Newt Sites

- 2.4 Therefore for the purposes of this report the following site has been taken forward for assessment and is listed in Table 2 below:

Table 2: Internationally Designated Wildlife Sites within 10 km of the Site.

| Site name                                                                                      | Designation |
|------------------------------------------------------------------------------------------------|-------------|
| Afon Dyfrdwy a Llyn Tegid (River Dee and Bala Lake Wales)<br>River Dee and Bala Lake (England) | SAC         |

## 3.0 Summary of Designated Sites

- 3.1 A summary of the designated sites, their qualifying interest features and conservation objectives are provided below.

### **Afon Dyfrdwy a Llyn Tegid (River Dee and Bala Lake Wales) SAC**

- 3.2 The River Dee has its source in Snowdonia at the outflow of Llyn Tegid and it includes the Ceiriog, Meloch, Tryweryn and Mynach tributaries. Its catchment contains a wide spectrum of landscape from high mountains around Bala, rugged peaks near Llangollen, steep sided wooded valleys, and the plains of Cheshire, Flintshire, north Shropshire and Wrexham. The site qualifies for the following reasons:

#### **Annex I Habitats that are a primary reason for site selection**

- Water courses of plain to montane levels with the *Ranunculus fluitantis* and *Callitriche - Batrachium* vegetation

#### **Annex II species that are a primary reason for site selection**

- Atlantic Salmon *Salmon salar*
- Floating water-plantain *Luronium natans*.

#### **Annex II species present as a qualifying feature, but not a primary reason for site selection**

- Sea lamprey *Petromyzon marinus*
- Brook lamprey *Lampetra planeri*
- River lamprey *Lampetra fluviatilis*
- Bullhead *Cottus gobio*
- Otter *Lutra lutra*

### **Conservation Objectives**

- 3.3 The SAC is cross border with parts in Wales and England. The Conservation Objectives for the site in Wales have recently been updated by Natural Resources Wales<sup>3</sup> and are detailed below, followed by those in England (Natural England, 2018<sup>4</sup>, 2019<sup>5</sup>).

#### **Wales**

- 3.4 Conservation Objective for watercourse:

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<sup>3</sup> Natural Resources Wales (2023). Conservation Management Plan including Conservation Objectives for River Dee and Bala Lake / Afon Dyfrdwy a Llyn Tegid SAC.

<sup>4</sup> Natural England (2018). European Site Conservation Objectives for River Dee and Bala Lake / Afon Dyfrdwy a Llyn Tegid Special Area of Conservation

<sup>5</sup> Natural England (2019). European Site Conservation Objectives: Supplementary advice on conserving and restoring site features. River Dee and Bala Lake/ Afon Dyfrdwy a Llyn Tegid Special Area of Conservation

■ The ecological status of the watercourse is a major factor in determining Favourable Conservation Status (FCS) for all site features. The required conservation objective for the watercourse is defined below. This section is an integral part of the conservation objectives for all features of this SAC.

- The ecological status of the water environment should be sufficient to maintain a stable or increasing population of each feature. This will include elements of water quantity and quality, physical habitat and community composition and structure.
- Water quality standards for the river Dee follow those in the revised Common Standards Monitoring Guidance for Rivers (JNCC 2016).. There will be no deterioration in water quality, as defined by these standards, other than that temporarily generated by natural variations in water flow or by man-made variations occurring as a result of operating the River Dee flow control regime within its normal operating parameters.
- The Dee flow regime should remain within 10% of 'recent actual flow' as described by Bethune (2006).
- The river planform and profile should be predominantly unmodified. Physical modifications having an adverse effect on the integrity of the SAC will be avoided.
- Artificial factors impacting on the capability of each feature to occupy the full extent of its potential range should be modified where necessary to allow passage, eg. weirs, bridge sills, or other forms of barrier.
- Natural limiting factors such as waterfalls, which may limit the natural range of a feature or its dispersal between naturally isolated populations, should not be modified.
- Levels for nutrients, in particular phosphate, will be agreed for cross-border water bodies between NRW and NE, and measures taken to maintain nutrients below these levels.
- Potential sources of pollution, nutrient enrichment and/or suspended solids that have not been addressed in the Review of Consents such as, but not confined to, diffuse pollution or disturbance to sediments, will be considered in assessing plans and projects.

### 3.5 Conservation Objective for Feature 1: Watercourses of plain to montane levels with the *Ranunculion fluitantis* and *Callitriche-Batrachion* vegetation (EU Habitat Code: 3260)

■ The vision for this feature is for it to be in a favourable conservation status, where all of the following conditions are satisfied:

- The conservation objective for the watercourse as defined above must be met.
- The extent of this feature within its potential range in this SAC should be stable or increasing.
- The extent of the sub-communities that are represented within this feature should be stable or increasing.

- The conservation status of the feature's typical species should be favourable.
- All known, controllable factors, affecting the achievement of these conditions are under control (many factors may be unknown or beyond human control).

3.6 Conservation Objective for Feature 2: Atlantic salmon *Salmo salar* (EU Species Code: 1106)

- The vision for this feature is for it to be in a favourable conservation status, where all of the following conditions are satisfied:
  - The parameters defined in the vision for the watercourse as defined above must be met.
  - The SAC feature populations will be stable or increasing over the long term.
  - The natural range of the features in the SAC is neither being reduced nor is likely to be reduced for the foreseeable future.
  - There will be no reduction in the area or quality of habitat for the feature populations in the SAC on a long-term basis.
  - All known, controllable factors, affecting the achievement of these conditions are under control (many factors may be unknown or beyond human control).

3.7 Conservation Objective for Features 4, 5, and 6: Sea lamprey *Petromyzon marinus* (EU Species Code: 1095), Brook lamprey *Lampetra planeri* (EU Species Code : 1096), River lamprey *Lampetra fluviatilis* (EU Species Code : 1099)

- The vision for this feature is for it to be in a favourable conservation status, where all of the following conditions are satisfied:
  - The parameters defined in the vision for the watercourse as defined above must be met.
  - The SAC feature populations will be stable or increasing over the long term.
  - The natural range of the features in the SAC is neither being reduced nor is likely to be reduced for the foreseeable future.
  - There will be no reduction in the area or quality of habitat for the feature populations in the SAC on a long-term basis.
  - All factors affecting the achievement of these conditions are under control.

3.8 Conservation Objective for Feature 7: Bullhead *Cottus gobio* (EU Species Code: 1163)

- The vision for this feature is for it to be in a favourable conservation status, where all of the following conditions are satisfied:

- The parameters defined in the vision for the watercourse as defined above must be met.
- The SAC feature populations will be stable or increasing over the long term.
- The natural range of the features in the SAC is neither being reduced nor is likely to be reduced for the foreseeable future.
- There will be no reduction in the area or quality of habitat for the feature populations in the SAC on a long-term basis.
- All factors affecting the achievement of these conditions are under control.

### 3.9 Conservation Objective for Feature 8: *European otter Lutra lutra* (EU Species Code: 1355)

- The vision for this feature is for it to be in a favourable conservation status, where all of the following conditions are satisfied:
  - The parameters defined in the vision for the watercourse as defined above must be met.
  - The SAC otter population is stable or increasing over the long term, both within the SAC and within its catchment.
  - There will be no loss of otter breeding or resting sites other than by natural means (such as naturally occurring river processes) within the SAC or its catchment.
  - The number of potential resting sites within the SAC will not be a factor that limits the otter population's size or extent.
  - There should be no reduction of fish biomass within the SAC or its tributaries except for that attributable to natural fluctuations.
  - There should be no loss of amphibian habitat likely to provide a source of prey for members of the SAC otter population.
  - The potential range of otters within the SAC or its catchment is neither being reduced nor is likely to be reduced for the foreseeable future.
  - All known or potential access or dispersal routes within the catchment for otters that might be considered part of the SAC population should be maintained such that their function is not impaired including the incorporation of measures or features required to avoid disturbance.
  - Off site habitats likely to function as 'stepping stones' within the catchment for members of the SAC otter population will be maintained for migration, dispersal, foraging and genetic exchange purposes.

- All man-made structures within or likely to be used by otters from the SAC population must incorporate effective measures to facilitate the safe movement and dispersal of otters.
- All known, controllable factors, affecting the achievement of these conditions are under control (many factors may be unknown or beyond human control).

### England

- 3.10 The Conservation Objectives for the site in England are detailed below.
- 3.11 With regard to the SAC and the natural habitats and/or species for which the site has been designated (the 'Qualifying Features' listed below), and subject to natural change;
- Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;
    - The extent and distribution of qualifying natural habitats and habitats of qualifying species
    - The structure and function (including typical species) of qualifying natural habitats
    - The structure and function of the habitats of qualifying species
    - The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely
    - The populations of qualifying species, and,
    - The distribution of qualifying species within the site

## 4.0 Stage 1 Screening Assessment

### Impact Pathways to be included in the Habitat Regulations Assessment

- 4.1 The Stage 1 Screening Assessment for the proposed development is presented in Table 4.1. Due to the proposed development type, the following potential impact pathways have been identified that could potentially affect the conservation status of the identified NSN sites, which will be further assessed:
- Potential pollution impacts during the construction stage
  - Potential air quality impacts from vehicle emissions during the construction and operational stage
  - Potential dust impacts during construction
  - Potential Phosphate increases within the River Dee and Bala Lake SAC catchment during the operational stage
- 4.2 As the qualifying species Floating water-plantain *Luronium natans*, which is understood to be present in the slow flowing water in the outflow of Llyn Tegid, above the sluice gates which regulate the flows from Llyn Tegid and the Celyn Reservoir<sup>6</sup> (approximately 65km upstream from the Holt area), is not identified as a key species in this SAC management unit<sup>7</sup>, it is scoped out of the assessment.
- 4.3 It is confirmed that the proposed development is in no way linked to the conservation management of European designated sites in the UK or Ramsar sites.

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<sup>6</sup> Jacobs (2013). River Dee / Afon Dyfrdwy SSSI Technical Restoration Report

<sup>7</sup> Natural Resources Wales (2023). Conservation Management Plan including Conservation Objectives for River Dee and Bala Lake / Afon Dyfrdwy a Llyn Tegid SAC

Table 4.1: HRA Stage 1: Screening

| Impacting including pathway                                                                                                                 | Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Included in HRA |
|---------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| <p>Deterioration of SAC habitat and species from waterborne pollution through hydrological linkages</p> <p>Construction and operational</p> | <p><b>Impact characterisation:</b></p> <p>There is potential for runoff from construction and operational activities to affect habitats and features associated with this designation.</p> <p>The proposed development is outside of the SAC. The site is within 160m of Redwither Brook (Main River) which is located to the west and discharges to the River Clywedog, a major tributary of the River Dee. However the site is separated from Redwither Brook by dual carriageways, other roads and industrial units and the brook is largely culverted underground in this locality. Furthermore the proposed surface drainage for the site, designed to accommodate all storm events up to the 1 in 100 year storm plus an additional 40% to cater for climatic change, will discharge on its eastern boundary<sup>8</sup>, approximately 1km from the Redwither Brook and 0.9km from other main rivers. The drainage system will include oil separators to remove oil-based pollutants before the flow is discharged from the site.</p> <p>The risk of run off/pollution is therefore considered low.</p> <p>Furthermore the use of industry standard pollution prevention measures, within the appointed contractors Construction Environmental Management Plan (CEMP), will include best-practice methods on how site run-off will be controlled, how site waste will be managed and will include emergency procedures in the event of a pollution incident.</p> <p><b>It is concluded that there will be no likely significant effect as a result of pollution.</b></p> | <b>No</b>       |
| <p>Nitrogen deposition/air quality</p> <p>Construction and Operational</p>                                                                  | <p><b>Impact characterisation:</b></p> <p>There is potential for increases in vehicle emissions during the construction phase and operational phase. The River Dee and Bala Lake SAC is 3.1km to the east. Although the A534, one of the possible access roads crosses the designated river at Holt/Farndon, the designated site was not identified as being one that could be affected by increased deposition of air pollutants, including emissions from significant increases in traffic during the various iterations of the Habitat Regulation Assessment that were prepared for the stages of the Wrexham Local Development Plan 2013 – 2028. Furthermore the proposed development is not predicted to increase traffic flows in the vicinity of the identified ecological designation by more than 1,000 Annual Average Daily Traffic (AADT). As such, potential air quality impacts as a result of the completed development stage road vehicle exhaust emissions are classified as not significant.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>No</b>       |

<sup>8</sup> Tier Consult Storm Water / SUDs Maintenance Plan Bryn Lane Wrexham Ref: 2486\_REP\_SUDS\_001

| Impacting including pathway                                           | Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Included in HRA                                       |
|-----------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
|                                                                       | It is concluded that there will be no likely significant effect as a result of air quality impacts.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                       |
| Dust generation<br><br>Construction                                   | <p><b>Impact characterisation:</b></p> <p>There is potential for increases in dust during the construction phase. However the River Dee and Bala Lake SAC is 3.1km to the east and therefore dust is not considered to be an issue given this distance.</p> <p>Furthermore the use of industry standard pollution prevention measures, within the appointed contractors Construction Environmental Management Plan (CEMP), will include best-practice methods on how dust will be controlled.</p> <p><b>It is concluded that there will be no likely significant effect as a result of dust generation.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | No                                                    |
| Deterioration of SAC water quality from phosphates<br><br>Operational | <p><b>Impact characterisation:</b></p> <p>The proposed development is located in the catchment of the River Dee /Afon Dyfrdwy. Revisions to Joint Nature Conservation Committee (JNCC) monitoring guidance led Natural Resources Wales (NRW) to review its conservation objectives for river SACs in Wales, notably with respect to phosphorus where targets have been substantially tightened. In January 2021 NRW published a report in which it presented an assessment of how much phosphorus there is in SAC rivers measured against revised water quality targets. The River Dee was found to have localised failures against its SAC Phosphate target, with the magnitude of the failures referred to as 'low to moderate'</p> <p>NRW subsequently issued a planning policy position statement<sup>9</sup> which identified a 38% failure rate for the River Dee and stated: "Any proposed development within the catchment or waterbody that might increase the amount of phosphate within the catchment or waterbody could lead to additional damaging effects to the SAC therefore such proposals should be screened through a HRA to determine whether they are likely to have a significant effect on the site's qualifying features".</p> <p>The proposed development will involve discharging wastewater from the proposed development to an existing Dwr Cymru Welsh Water (DCWW) sewerage network that feeds to the Five Fords Waste Water Treatment Works (WwTW) located appropriately 3.1km to the southwest. In order to cope with the increased annual phosphate load from the proposed development, from staff and visitors coming in from outside the county borough, the WwTW will require sufficient headroom</p> | Yes – potential of deterioration of SAC water quality |

<sup>9</sup> <https://cdn.cyfoethnaturiol.cymru/media/693023/planning-position-statement-river-sac-compliance.pdf?mode=pad&rnd=132557132170000000>



| Impacting including pathway | Assessment                                                                                                                                       | Included in HRA |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
|                             | space. Without sufficient headroom space, there is a risk that untreated wastewater (and phosphate) could discharge directly into the River Dee. |                 |

## 5.0 Stage 2 Appropriate Assessment

- 5.1 The Appropriate Assessment stage of the HRA focuses on those impacts judged likely at the screening stage to have a significant effect and seeks to conclude whether they would result in an adverse effect on the integrity of the qualifying features of a NSN site(s), or where insufficient certainty regarding this remains.
- 5.2 The integrity of a site depends on the site being able to sustain its 'qualifying features' across the whole of the site and ensure their continued viability.

### Impact Pathways to be included in the Assessment

- 5.3 The following impact pathways have been identified for the proposed development to be considered at Appropriate Assessment stage:
- Deterioration of SAC water quality from phosphates
- 5.4 The appropriate assessment therefore assesses potential impacts on the River Dee and Bala Lake SAC from phosphates.
- 5.5 It is now acceptable to take account of mitigation measures when determining if the proposed development will have any effect on the integrity of National Site Network sites and Ramsar sites in the UK. This approach is consistent with the 'People over Wind' ruling.

### Phosphates

- 5.6 Nutrient budget calculations for the proposed development have been undertaken<sup>10</sup>. The likely annual phosphate loads entering the Five Fords WwTW from the proposed development, for which headspace room is required for treatment ranges from 7 to 33kg TP/year (1mg/l permit) and 0.5 to 19kg TP/year (0.7mg/l permit).
- 5.7 Consultation is currently being undertaken with Dwr Cymru Welsh Water to see if sufficient headroom exists within the Five Fords WwTW. If this is confirmed then the wastewater from the proposed development can be discharged into the sewage network for treatment at the WwTW and no adverse effect on the integrity of the River Dee and Bala Lake SAC will result, i.e. there would be no increase in phosphorus levels in the SAC.
- 5.8 However, if Dwr Cymru Welsh Water confirm that no headroom exists, then mitigation will be required to reduce phosphates at the site.

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<sup>10</sup> Tier Environment Limited (2023). Technical Note Phosphate Assessment – Land north of Bryn Lane, Wrexham Industrial Estate, Wrexham, LL13 9XW. TE1624-TE-00-XX-TN-GE-002-V02

### Mitigation

- 5.9 If sufficient headroom is not confirmed within the Five Fords WwTW then mitigation in the form of an onsite treatment system will be installed. This will consist of a two step system, an industry standard biological treatment plant followed by a Electrocoagulation (EC) system (Hydro EC system based on *Hydro Current*™).

## 6.0 In-combination Assessment

- 6.1 An updated in-combination effects assessment was undertaken to determine whether there are other projects or plans currently in the planning system which have the potential to affect the River Dee and Bala Lake SAC, focussing on potential impacts on water quality.
- 6.2 The following Council websites were searched to identify planning applications to be included in the In-Combination Effects Assessment:
- Wrexham County Borough Council (WCBC)
  - Flintshire County Council (FCC)
  - Cheshire West and Chester Council (CWAC)
- 6.3 Developments included in the assessment focussed on residential applications from January 2021, as the principal contributor to phosphate levels from development, within 10km of the proposed site. January 2021 was selected as the starting date for the assessment as it marked the publication of NRW's report which presented an assessment of how much phosphorus there is in SAC rivers measured against revised water quality targets, and the River Dee being identified to have localised failures against its SAC Phosphate target. Details of the developments included in the in-combination effects assessment are included in Appendix A.
- 6.4 The review of the developments within WCBC and FCC identified the requirement in order for developments creating waste water to proceed, they needed to demonstrate no adverse effect on the integrity of the River Dee and Bala Lake SAC, i.e. no increase in phosphorus levels in the SAC as a result of the proposed development. The vast majority of the individual developments demonstrated that either sufficient capacity was available in their respective WWTW or if there was insufficient capacity that either on site or off site mitigation measures were deliverable.
- 6.5 A limited number of developments were identified in CWAC. The developments were not assessed by the local planning authority for impacts on the River Dee and Bala Lake SAC. Of the five identified projects, four consisted of single individual dwellings (all bar one being replacement dwellings) and the fifth project was a variation of condition (approved drawings). These are of a scale that are unlikely to increase phosphate levels and result in an adverse effect on integrity of the River Dee and Bala Lake SAC.
- 6.6 Consideration was also given to the Wrexham Unitary Development Plan (UDP) 1996-2011 (adopted 2005) and its emerging replacement The Wrexham Local Development Plan (LDP) 2013-2028. Although the LDP was found to be 'sound' by Planning Inspectors in March 2023 the plan was not adopted in April 2023 by WCBC. The LDP includes policy NE 6 which states that 'all new development will only be

permitted where there is no adverse impact on the integrity of the River Dee and Bala Lake SAC and its conservation objectives, in particular through the treatment of waste water’.

- 6.7 Due to these requirements which will necessitate that each new development fully mitigate (either on site or through treatment at the WwTW) any increase in phosphates there will therefore be no significant in-combination impacts with this development.

## **Conclusion**

- 6.8 There are therefore no predicted significant in-combination impacts with any plans or projects on any NSN sites.

## 7.0 Conclusions

- 7.1 The proposed development is located on land north of Bryn Lane, Wrexham.
- 7.2 Three National Site Network sites were identified within 10km of the proposed development, two of which were scoped out due to lack of species, distance from the site and no direct impact pathways. One NSN site; the Afon Dyfrdwy a Llyn Tegid (River Dee and Bala Lake Wales) and River Dee and Bala Lake (England) SAC was taken forward for further investigation of possible effects.
- 7.3 The first part of this assessment took the form of a Test of Likely Significant Effect or “TOLSE”.
- 7.4 The TOLSE identified likely significant effects for potential deterioration of water quality from increased phosphate levels in the River Dee and Bala Lake SAC. This impact pathway was taken forward to Appropriate Assessment Stage as without sufficient headroom space in the Five Fords WwTW, there is a risk that untreated wastewater (and phosphate) could discharge directly into the River Dee.
- 7.5 If sufficient headroom in the WwTW is not available (consultation response from Dwr Cymru Welsh Water awaited) then on site mitigation can be provided.
- 7.6 In either scenario no adverse effect on the integrity of the River Dee and Bala Lake SAC, ie no increase in phosphorus levels in the SAC, will result.
- 7.7 This assessment concludes that the proposed development alone, or in-combination with other projects or plans, will not affect the integrity of National Site Network sites or Ramsars in the UK.

## TEP Appendix A

### Planning Search within 10km

### Planning Application Search – Bryn Lane

Residential developments (excluding extensions) since January 2021, within 10km of the Bryn Lane site.

| Wrexham County Borough Council |                                                                      |                                                                                        |                                |                                                                                                                                                                                                                                                                                                                                                                           |                    |
|--------------------------------|----------------------------------------------------------------------|----------------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| Reference                      | Location                                                             | Description                                                                            | Status                         | Notes                                                                                                                                                                                                                                                                                                                                                                     | Distance from site |
| P/2023/0186                    | Land off St Mary's Avenue, Overton, Wrexham, LL13 0ES                | Erection of 45 dwellings, associated access, landscaping and supporting infrastructure | Pending (Validated 28/03/2021) | NRW comments received on foul drainage and impact on SAC.<br><br>Dwr Cymru Welsh Water confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. Also states that Overton WwTW does not have a phosphate permit and this needs to be discussed with the local planning authority.   | 9.1 km south       |
| P/2023/0138                    | Land south of Nant Cottage, Lower Road, Coedpoeth, Wrexham, LL11 3TP | Erection of dwelling (in retrospect) previously approved under P/2020/0873             | Pending (Validated 20/03/2023) | NRW satisfied that the application will not lead to new foul drainage over and above previously approved, that it is unlikely to increase the amount of phosphorus entering the catchment.<br><br>Dwr Cymru Welsh Water confirmed capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. | 9.8 km west        |
| P/2023/0093                    | Lower Parks Farm, Parkside, Rossett,                                 | Erection of an agricultural workers dwelling                                           | Pending (Validated 15/03/2023) | A new private treatment plant is proposed. Provided NRW advice is followed and that WCBC are able                                                                                                                                                                                                                                                                         | 3.8 km north       |

|             |                                                               |                                                                           |                                |                                                                                                                                                                                                                                                                                                                  |                   |
|-------------|---------------------------------------------------------------|---------------------------------------------------------------------------|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
|             | Wrexham, LL12 0BN                                             |                                                                           |                                | to conclude that the development is not likely to have a significant effect on the SAC, NRW would have no objection to the proposal.                                                                                                                                                                             |                   |
| P/2023/0050 | Land at Stansty Fields, Mold Road, Stansty, Wrexham, LL11 4AX | Residential development of 96 no. dwellings and associated infrastructure | Pending (Validated 25/01/2023) | <p>NRW advise that the development has the potential to increase the amount of phosphorus being discharged from the site. Advise WCBC to seek further information from the applicant.</p> <p>Dwr Cymru Welsh Water concluded it is unlikely that sufficient capacity exists to accommodate your development.</p> | 5.8 km west       |
| P/2023/0036 | Gamford House, Gamford Lane, Rossett, Wrexham, LL12 0EW       | Erection of 9 no. dwellings and office building                           | Refused (12/05/2023)           | Reasons for objection included: Insufficient information being submitted to demonstrate that the proposed foul drainage arrangements would not result in adverse impacts to the River Dee and Bala Lake Special Area of Conservation.                                                                            | 5.9 km north      |
| P/2022/0971 | 3-4 Willow Cottages, Glanllyn Road, Bradley, LL11 4AY         | Erection of dwelling                                                      | Pending (Validated 08/11/2022) | NRW advised that the development has the potential to increase the amount of phosphorus being discharged from the site.                                                                                                                                                                                          | 6.2 km north west |
| P/2022/0922 | 9 Sherbourne Avenue, Bradley, Wrexham, LL11 4AZ               | Demolition of existing dwelling and erection of replacement dwelling      | Granted (13/03/2023)           | NRW recognised the specific nature of the application submitted, i.e. a replacement                                                                                                                                                                                                                              | 6.1 km north west |

|             |                                          |                                                                                                  |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                   |
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|             |                                          |                                                                                                  |                      | <p>dwelling to an existing dwelling, and therefore satisfied that it is unlikely to increase the amount of phosphorus entering the catchment. Therefore, we are satisfied that the proposal is not likely to have a significant effect on the River Dee and Bala Lake SAC.</p> <p>Dwr Cymru Welsh Water advised that Gresford WwTW has a phosphate permit.</p>                                                                                                                                                                                                                                                                                                                   |                   |
| P/2022/0914 | Cwrt Pentwmpath, Llay, Wrexham, LL12 0TT | Erection of over 55's housing scheme comprising 17 no. 1 Bed dwellings and 8 no. 1 Bed bungalows | Granted (06/02/2023) | <p>NRW recognising the specific nature of the application for the replacement of 30 units with 25 units and with reference to the Nutrient Assessment (Brookbanks 18/08/2022), and it was satisfied that it is unlikely to increase the amount of phosphorus entering the catchment. Therefore, NRW were satisfied that the proposal is not likely to have a significant effect on the River Dee and Bala Lake SAC.</p> <p>Dwr Cymru Welsh Water confirmed capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site.</p> <p>Planning officer report states that the development proposed would</p> | 6.4 km north west |

|             |                                                             |                                                                      |                                |                                                                                                                                                                                                                                                                                                                                                                                                                               |              |
|-------------|-------------------------------------------------------------|----------------------------------------------------------------------|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
|             |                                                             |                                                                      |                                | not generate any additional foul water flows entering the River Dee and Bala Lake catchment compared to the extant use of the site. Accordingly and as advised by NRW, the development is not likely to have a significant effect on the SAC.                                                                                                                                                                                 |              |
| P/2022/0903 | Land adjacent to 38 and 40 Hazel Grove, Wrexham, LL12 7YN   | Erection of dwelling                                                 | Pending (Validated 20/10/2022) | <p>NRW advised that the development has the potential to increase the amount of phosphorus being discharged from the site. Advise WCBC to seek further information from the applicant.</p> <p>Dwr Cymru Welsh Water confirmed capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. Advised that Five Fords WwTW has a phosphate permit</p> | 4.3 km west  |
| P/2022/0881 | Cobblestone House, Chester Road, Rossett, Wrexham, LL12 0DL | Demolition of existing dwelling and erection of replacement dwelling | Pending (Validated 19/12/2022) | NRW recognised the specific nature of the application submitted for a single replacement dwelling connecting to the public sewer and satisfied that it is unlikely to increase the amount of phosphorus entering the catchment. Therefore, NRW satisfied that the proposal is not likely to have a significant effect on the River Dee and Bala Lake SAC.                                                                     | 6.5 km north |

|             |                                                                        |                                                                      |                                      |                                                                                                                                                                                                                                                                                                                                                                                                       |                   |
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|             |                                                                        |                                                                      |                                      | Dwr Cymru Welsh Water confirmed capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. Advised that advise that Lavister WwTW has a phosphate permit                                                                                                                                                                 |                   |
| P/2022/0846 | 15 Hall View,<br>Caego, Wrexham,<br>LL11 6YP                           | Erection of ancillary accommodation                                  | Granted<br>(03/11/2022)              | NRW – no objection.<br><br>Dwr Cymru Welsh Water confirmed capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. Advised that Five Fords WwTW has a phosphate permit.                                                                                                                                               | 6.6 km west       |
| P/2022/0677 | Talfryn Cottage,<br>Chapel Lane,<br>Erbistock,<br>Wrexham, LL13<br>0DF | Outline application (all matters reserved) for farm workers dwelling | Withdrawn                            | n/a                                                                                                                                                                                                                                                                                                                                                                                                   | 9.0 km south      |
| P/2022/0652 | 11 Hill Street,<br>Rhosllanerchrugo<br>g, Wrexham, LL14<br>1LN         | Demolition of existing dwelling and erection of 3 dwellings          | Pending<br>(Validated<br>16/01/2023) | NRW advised WCBC to consider whether the proposals, as submitted, would increase the volume of foul discharge from the site in planning terms and whether the development is likely to have a significant effect on the SAC.<br><br>Dwr Cymru Welsh Water confirmed capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development | 9.9 km south west |

|             |                                                         |                                                                                                                                                                                |                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |             |
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|             |                                                         |                                                                                                                                                                                |                                | <p>site. Also advised that although Five Fords WwTW has a phosphate permit it is required to deliver a scheme by 31st March 2025.</p>                                                                                                                                                                                                                                                                                                                                               |             |
| P/2022/0617 | 2 Belgrave Road, Wrexham, LL13 7ES                      | Erection of 2 dwellings                                                                                                                                                        | Pending (Validated 01/07/2022) | <p>NRW raised concerns because inadequate information has been provided in support of the proposal. regarding foul drainage. Potential for the development to increase the amount of phosphorus being discharged from the site.</p> <p>Dwr Cymru Welsh Water confirmed capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. Advised that advise that Five Fords WwTW has a phosphate permit.</p> | 4.9 km west |
| P/2022/0551 | Land west of Crispin Lane, Mold Road, Wrexham, LL11 2HT | Reserved matters pursuant to outline planning permission P/2018/0672 (Outline application for student accommodation facility of up to 197 bed spaces, parking and landscaping) | Granted (25/04/2023)           | <p>NRW had no objection to the proposed development as submitted and advised t WCBC that proposals should be screened through a Habitats Regulations Assessment (HRA), to determine whether they are likely to have a significant effect on the SAC.</p> <p>Dwr Cymru Welsh Water acknowledged the application is for the approval of reserved matters of the original planning consent (ref: P/2018/0672) that established the</p>                                                 | 5.1 km west |

|             |                                                                       |                                                                      |                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                   |
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|             |                                                                       |                                                                      |                                      | principle of the development. No objection to the application for approval of the reserved matters subject to compliance with the requirements of the drainage conditions imposed on the outline planning permission                                                                                                                                                                                                                                                                |                   |
| P/2022/0499 | The Poplars,<br>Cock Barn Lane,<br>Marchwiel,<br>Wrexham, LL13<br>0SU | Demolition of existing dwelling and erection of replacement dwelling | Granted<br>(24/11/2022)              | <p>NRW recognised that the application as submitted is unlikely to increase the amount of phosphorus entering the catchment. Therefore, NRW were satisfied that the proposal is not likely to have a significant effect on the River Dee and Bala Lake SAC.</p> <p>Dwr Cymru Welsh Water identified that the development was utilising an alternative to mains drainage and therefore advised that the applicant sought advice from NRW and the Building Regulations Authority.</p> | 5.5 km south west |
| P/2022/0458 | Woodville<br>Garage, Gresford<br>Road, Llay,<br>Wrexham, LL12<br>0NW  | Erection of 3 dwellings                                              | Pending<br>(Validated<br>19/05/2022) | <p>NRW raised concerns because inadequate information has been provided in support of the proposal. regarding foul drainage. Potential for the development to increase the amount of phosphorus being discharged from the site.</p> <p>Dwr Cymru Welsh Water confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows</p>                                                                                                        | 6.9 km north west |

|             |                                                                             |                                                                                                                                           |                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |              |
|-------------|-----------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
|             |                                                                             |                                                                                                                                           |                                | from the proposed development site. Advised that Gresford WwTW has a phosphate permit                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |              |
| P/2022/0441 | Cottage Green Farm, Worthenbury, Wrexham, LL13 0AL                          | Demolition of farmhouse and erection of replacement dwelling including, conversion of outbuilding and demolition of agricultural building | Pending (Validated 17/01/2023) | <p>NRW recognised the specific nature of the application submitted namely, replacement private sewage package treatment system which meets the screening criteria set out in their Planning Advice (May 2021), were satisfied that it is unlikely to increase the amount of phosphorus entering the catchment. Therefore, NRW were satisfied that the proposal is not likely to have a significant effect on the River Dee and Bala Lake SAC.</p> <p>Dwr Cymru Welsh Water acknowledged that the proposal intends utilising an alternative to mains drainage and advised that the applicant sought advice from NRW and the Building Regulations Authority.</p> | 5.3 km south |
| P/2022/0403 | Land Adjacent To Windale, Clayton Road, Pentre Broughton, Wrexham, LL11 6BL | Erection of detached dwelling                                                                                                             | Granted (12/07/2022)           | <p>NRW raised concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, advised WCBC to seek further information from the applicant regarding foul drainage.</p> <p>Dwr Cymru Welsh Water confirm capacity exists within the public</p>                                                                                                                                                                                                                                                                                                                              | 8.4 km west  |

|             |                                                 |                                                                      |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |             |
|-------------|-------------------------------------------------|----------------------------------------------------------------------|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
|             |                                                 |                                                                      |                      | <p>sewerage network in order to receive the domestic foul only flows from the proposed development site. Advised that Five Fords WwTW has a phosphate permit.</p> <p>Condition 9 on planning permission states: No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.</p>                                                                                                                                                                                                               |             |
| P/2022/0379 | Dolwar, Park Road, Coedpoeth, Wrexham, LL11 3TD | Demolition of existing dwelling and erection of replacement dwelling | Granted (12/08/2022) | <p>NRW raised no objection to the proposed development. Recognised the specific nature of the application submitted, a replacement dwelling with foul drainage going to main sewer and which meets the screening criteria set out in its Planning Advice (May 2021), and NRW were satisfied that it is unlikely to increase the amount of phosphorus entering the catchment. Therefore, NRW were satisfied that the proposal is not likely to have a significant effect on the River Dee and Bala Lake SAC.</p> <p>Dwr Cymru Welsh Water confirmed capacity exists within the public sewerage network in order to receive the domestic foul only flows</p> | 9.7 km west |

|             |                                                                       |                                                                                                                                        |                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                   |
|-------------|-----------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
|             |                                                                       |                                                                                                                                        |                                      | from the proposed development site. Advised that Five Fords WwTW has a phosphate permit.                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                   |
| P/2022/0287 | 10 Ffordd<br>Caerfyrddin,<br>Wrexham, LL11<br>2LD                     | Outline application (all matters reserved) for 1 dwelling                                                                              | Pending<br>(Validated<br>28/03/2022) | <p>NRW raised concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, advised WCBC to seek further information from the applicant regarding foul drainage.</p> <p>Dwr Cymru Welsh Water confirmed capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. Also advised that although Five Fords WwTW has a phosphate permit it is required to deliver a scheme by 31st March 2025.</p> | 5.2 km west       |
| P/2022/0277 | Hillcroft, Wrexham<br>Road, Pentre<br>Bychan,<br>Wrexham, LL14<br>4DT | Reserved matters pursuant to outline planning permission P/2019/0829 (Outline application for the erection of 1 no. Detached bungalow) | Pending<br>(Validated<br>17/03/2022) | <p>NRW raised concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, advised WCBC to seek further information from the applicant regarding foul drainage.</p> <p>Dwr Cymru Welsh Water acknowledge this application is for</p>                                                                                                                                                                                                                                        | 8.5 km south west |

|             |                                                                     |                                                                     |                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                   |
|-------------|---------------------------------------------------------------------|---------------------------------------------------------------------|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
|             |                                                                     |                                                                     |                                | <p>the approval of reserved matters of the original planning consent (ref: P/2019/0829) that established the principle of the development. Therefore no objection to the application for approval of the reserved matters subject to compliance with the requirements of the drainage conditions imposed on the outline planning permission, and the subsequent applications to vary the conditions thereon. Advised that Five Fords WwTW has a phosphate permit.</p>                          |                   |
| P/2022/0178 | Land adjacent to Lynwood, High Street, Johnstown, Wrexham, LL14 2SN | Outline application for erection of dwelling (all matters reserved) | Pending (Validated 21/02/2022) | <p>NRW raised concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, advised WCBC to seek further information from the applicant regarding foul drainage.</p> <p>Dwr Cymru Welsh Water confirmed capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. Advised that Five Fords WwTW has a phosphate permit.</p> | 9.3 km south west |
| P/2022/0018 | 68 High Street, Coedpoeth, Wrexham, LL11 3SD                        | Erection of a detached dwelling                                     | Pending (Validated 07/01/2022) | NRW noted from the information submitted that the development has the potential to increase the volume or concentration of                                                                                                                                                                                                                                                                                                                                                                     | 9.7 km west       |

|  |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
|--|--|--|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|  |  |  |  | <p>wastewater and associated phosphate levels being discharged from the site via mains sewer connection. However, also recognised that a submitted letter from Welsh Water dated 24/01/2022 confirms that the development site would drain to Five Fords wastewater treatment works, which has capacity to treat the additional wastewater and phosphorus from the proposed development within the existing discharge permit limits. Also advised that development connecting to an existing public wastewater treatment works that has the capacity and associated phosphorus stripping facility to accommodate additional wastewater is unlikely to increase phosphorus inputs to a SAC beyond what has already been assessed and permitted by NRW. However, advised WCBC, should examine the appropriate assessments carried out in respect of the extant environmental permit(s), along with any new information or changes in circumstances, to ensure that adverse effect on site integrity can be ruled out.</p> |  |
|--|--|--|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

|             |                                                     |                                                                                                                   |                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |              |
|-------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
|             |                                                     |                                                                                                                   |                                | Dwr Cymru Welsh Water confirmed capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. Advised that Five Fords WwTW has a phosphate permit.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |              |
| P/2022/0010 | Althrey Woodhouse, Bangor on Dee, Wrexham, LL13 0DA | Demolition of existing dwelling and erection of replacement dwelling amendment to planning permission p/2020/0451 | Granted (18/04/2023)           | <p>NRW identified a potential water pollution impact pathway, but this could be addressed if the developer adheres to pollution prevention guidelines. NRW recognised that the proposal is for alterations and an extension to an existing dwelling, and were satisfied that it is unlikely to increase the amount of phosphorus entering the catchment. Therefore, NRW were satisfied that the proposal is not likely to have a significant effect on the River Dee and Bala Lake SAC.</p> <p>Dwr Cymru Welsh Water advised that since the proposal intends utilising an alternative to mains drainage the applicant sought advice from Natural Resources Wales and or the Building Regulations Authority.</p> | 6.9 km south |
| P/2021/1179 | 224 Holt Road, Wrexham, LL13 9EE                    | Erection of dwelling                                                                                              | Pending (Validated 10/12/2021) | NRW raised concerns with the application as submitted because inadequate information                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 2.8 km west  |

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|             |                                                  |                                                                                                    |                      | <p>has been provided in support of the proposal. To overcome these concerns, advised WCBC to seek further information from the applicant regarding foul drainage.</p> <p>Dwr Cymru Welsh Water requested a condition: No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network. Advised that Five Fords WwTW has a phosphate permit</p>                                                                                                                                                                                                                                                              |              |
| P/2021/1170 | Wynona, Station Road, Rossett, Wrexham, LL12 0HE | Demolition of existing dwelling and erection of replacement dwelling with associated single garage | Granted (04/03/2022) | <p>NRW confirmed that the application as submitted is unlikely to increase the amount of phosphorus entering the catchment. Therefore, we are satisfied that the proposal is not likely to have a significant effect on the River Dee and Bala Lake SAC.</p> <p>Dwr Cymru Welsh Water requested a condition: No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network. Advised that Lavister Fords WwTW has a phosphate permit.</p> <p>Condition 10 attached to the approval: No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site</p> | 6.1 km north |

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|             |                                                                            |                                                                             |                                | indicating how foul water, surface water and land drainage will be dealt with has been submitted to and approved in writing by the Local Planning Authority.                                                                                                                                                                                                                                                                                                                                                                                                                |                   |
| P/2021/1103 | 4 Sunnycastle, Gwersyllt, Wrexham, LL11 4RH                                | Erection of dwelling with detached garage                                   | Pending (Validated 12/11/2021) | <p>NRW raised concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, advised WCBC to seek further information from the applicant regarding foul drainage.</p> <p>Dwr Cymru Welsh Water requested a condition: No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul water. Advised that Gresford WwTW has a phosphate permit</p> | 6.3 km north west |
| P/2021/1057 | Land Opposite St Peters Close, Llay New Road, Rhosrobin, Wrexham, LL11 4RB | Erection of 92 dwellings including provision of roundabout on Llay New Road | Pending (Validated 29/10/2021) | NRW noted from the information submitted that the development has the potential to increase the volume or concentration of wastewater and associated phosphate levels being discharged from the site via mains sewer connection. Also advised that development connecting to an existing public wastewater treatment works that has the                                                                                                                                                                                                                                     | 5.1 km north west |

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|             |                                                                                          |                                                          |                                | <p>capacity and associated phosphorus stripping facility to accommodate additional wastewater is unlikely to increase phosphorus inputs to a SAC beyond what has already been assessed and permitted by NRW. However, WCBC, should examine the appropriate assessments carried out in respect of the extant environmental permit(s), along with any new information or changes in circumstances, to ensure that adverse effect on site integrity can be ruled out.</p> <p>Dwr Cymru Welsh Water requested a condition: No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul water. Advised that Five Fords WwTW has a phosphate permit</p> |             |
| P/2021/1037 | Wrexham County Borough Council, Community Centre, Kingsley Circle, Eaton Drive, LL13 9HG | Erection of a block of 19 apartments, access and parking | Pending (Validated 05/11/2021) | <p>NRW raised concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, further consideration is required regarding foul drainage. Also noted from the information submitted that the development has the potential</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 3.0 km west |

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|  |  |  |  | <p>to increase the volume or concentration of wastewater and associated phosphate levels being discharged from the site via mains sewer connection. However, NRW also noted that a submitted email from Welsh Water dated 26/11/2021 confirms that the development site would drain to Five Fords wastewater treatment works, which has capacity to treat the additional wastewater and phosphorus from the proposed development within the existing discharge permit limits. NRW advised that development connecting to an existing public wastewater treatment works that has the capacity and associated phosphorus stripping facility to accommodate additional wastewater is unlikely to increase phosphorus inputs to a SAC beyond what has already been assessed and permitted by NRW. However, WCBC, should examine the appropriate assessments carried out in respect of the extant environmental permit(s), along with any new information or changes in circumstances, to ensure that adverse effect on site integrity can be ruled out.</p> |  |
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|             |                                                                       |                                                                                                                                                                                                                                                                                           |                                | Dwr Cymru Welsh Water requested a condition: No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul water. Advised that Five Fords WwTW has a phosphate permit.                                                                                                            |             |
| P/2021/1024 | Plot adjacent to Ty Gaffney, Brynisa Road, Brynteg, Wrexham, LL11 6NS | Erection of dwelling                                                                                                                                                                                                                                                                      | Pending (Validated 26/10/2021) | NRW raised concern with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, advised WCBC to request information from the applicant regarding foul drainage.                                                                                                                                                                           | 7.3 km west |
| P/2021/0955 | Land north of Gatewen Road, New Broughton, Wrexham, LL11 6YA          | Reserved matters pursuant to outline planning permission P/2018/0674 (Outline application for residential development, up to 112 dwellings together with vehicular / pedestrian access from Gatewen Road, open space, landscaping, sustainable drainage and other related infrastructure) | Granted (03/10/2022)           | <p>NRW had no comments to make on this reserved matters application.</p> <p>Dwr Cymru Welsh Water requested a condition: No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network. Advised that that Five Fords WwTW has a phosphate permit.</p> <p>Planning officer report states that foul water from the site will be disposed of via the mains</p> | 6.6 km west |

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|  |  |  |  | <p>sewerage system which connects to the Five Fords wastewater treatment works (WwTW). This has provision to remove a percentage of phosphorous from wastewater and a permit to discharge treated water into adjacent watercourses (and therefore directly or indirectly into the River Dee), subject to specific limits on the amount of phosphorous within the treated water. Whilst the WwTW is currently operating within its permitted limits, the existing discharge permit is around 10 years old and pre-date recent case law. The permit needs to be reviewed using new data and specially developed models. The existing provisions in place at the WwTW remove the vast majority of phosphorous from waste water, however a residual amount remains. Development which increases foul water flows to the WwTW will therefore also result in an increase of phosphorous discharges into the SAC. There are sufficient provisions in place to ensure that development cannot start until sufficient information has been submitted to demonstrate that the proposed foul water drainage scheme will not give rise to an increase in phosphorous entering</p> |  |
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|             |                                                                      |                                                                                                                                                                                                                                        |                                | the SAC via condition 15 of the Outline Planning permission. The condition requires that a foul drainage scheme be approved before development commences therefore the approval of this application for Reserved Matters will not, by itself, permit the implementation of the Planning Permission and will therefore not give rise to an increase of phosphorous discharges into the SAC. |                   |
| P/2021/0951 | Land adjacent to Quarry Rigg, Pant Lane, Gresford, Wrexham, LL12 8SG | Erection of dwelling                                                                                                                                                                                                                   | Pending (Validated 04/10/2021) | NRW raised concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, further consideration is required regarding foul drainage. As a private sewage treatment system discharging domestic wastewater to ground is proposed it advised WCBC to screen the proposal through an HRA.                | 4.7 km north west |
| P/2021/0928 | Builders Yard to rear of 27 Poyser Street, Wrexham, LL13 7RT         | Application for approval of reserved matters pursuant to outline planning permission P/2018/0749 (Outline application for residential development to provide 1 no. Pair of semi-detached dwellings with associated garden and parking) | Granted (14/12/2021)           | NRW had no objection to this application, and did not request any conditions.<br><br>Dwr Cymru had no objection to the application for approval of the reserved matters subject to compliance with the requirements of the drainage conditions imposed on the outline planning permission,                                                                                                 | 5.0 km west       |

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|             |                                                                                               |                                                                            |                                      | and the subsequent applications to vary the conditions thereon. Advised that Five Fords WwTW does have a phosphate permit.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                      |
| P/2021/0916 | Pindar Bungalow,<br>Access Road to<br>Bryn Afon Hall,<br>Cross Lanes,<br>Wrexham, LL13<br>0TA | Demolition of existing dwelling<br>and erection of replacement<br>dwelling | Granted<br>(14/12/2021)              | <p>NRW advised that the application as submitted is unlikely to increase the amount of phosphorus entering the catchment. Therefore, NRW are satisfied that the proposal is not likely to have a significant effect on the River Dee and Bala Lake SAC.</p> <p>No consultation with Dwr Cymru Welsh Water.</p>                                                                                                                                                                                                                                                                                                                          | 4.8 km south         |
| P/2021/0729 | Torriad Farm,<br>Bowling bank,<br>Wrexham, LL13<br>9RT                                        | Erection of rural enterprise<br>dwelling and associated works              | Pending<br>(Validated<br>27/07/2021) | <p>NRW recognised the specific nature of the application submitted, ie a private sewage treatment system which discharges into a closed reedbed system, and were satisfied that it is unlikely to increase the amount of phosphorus entering the catchment. Therefore, NRW are satisfied that the proposal is not likely to have a significant effect on the River Dee and Bala Lake SAC.</p> <p>Dwr Cymru Welsh Water noted that the application does not propose to connect to the public sewer, and therefore it had no further comments. Advised that since the proposal intends utilising an alternative to mains drainage the</p> | 2.6 km south<br>east |

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|             |                                                                       |                                                                                                                                               |                                | applicant should seek advice from Natural Resources Wales and or the Building Regulations Authority.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                   |
| P/2021/0727 | Land adjacent to 1 Beech Avenue, Rhosllanerchrugog, Wrexham, LL14 1AA | Reserved matters pursuant to outline planning permission P/2019/0147 (Demolition of existing garage and replacement with a detached dwelling) | Pending (Validated 26/07/2021) | NRW raised concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, further consideration is required regarding foul drainage. Also noted from the information submitted that the development has the potential to increase the volume or concentration of wastewater and associated phosphate levels being discharged from the site via mains sewer connection. However, NRW also noted that a submitted email from Welsh Water dated 15/10/2021 confirms that the development site would drain to Five Fords wastewater treatment works, which has capacity to treat the additional wastewater and phosphorus from the proposed development within the existing discharge permit limits. NRW advised that development connecting to an existing public wastewater treatment works that has the capacity and associated phosphorus stripping facility to accommodate additional wastewater is unlikely to increase phosphorus inputs to a SAC | 9.9 km south west |

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|             |                                                                |                         |                                | <p>beyond what has already been assessed and permitted by NRW. However, WCBC, should examine the appropriate assessments carried out in respect of the extant environmental permit(s), along with any new information or changes in circumstances, to ensure that adverse effect on site integrity can be ruled out.</p> <p>Dwr Cymru Welsh Water had no objection to the application for approval of the reserved matters subject to compliance with the requirements of the drainage conditions imposed on the outline planning permission, and the subsequent applications to vary the conditions thereon.</p> |                   |
| P/2021/0558 | Land to the rear of 2 Ash Close, Summerhill, Wrexham, LL11 4HR | Erection of 2 dwellings | Withdrawn                      | n/a                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 7.2 km north west |
| P/2021/0555 | 20 Smithy Road, Coedpoeth, Wrexham, LL11 3NS                   | Erection of dwelling    | Pending (Validated 27/05/2021) | NRW raised concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, further information required from the applicant regarding protected sites and foul drainage.                                                                                                                                                                                                                                                                                                                                                       | 9.5 km west       |

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|             |                                                                                   |                                                                                                                                                                                                                                               |                                | Dwr Cymru Welsh Water: requested a condition: No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.                                                                                                                                                                                                                                                                                                                                                                                        |                   |
| P/2021/0436 | Land south of Holt Road, Wrexham, LL13 9SA                                        | Outline application for the construction of up to 600 dwellings, with associated landscaping, public open space, and on-site infrastructure, with all matters reserved except for the northern site access                                    | Pending (Validated 04/05/2021) | <p>NRW stated that subject to following their Interim Planning Advice and the WCBC are able to conclude that the development is not likely to have a significant effect on the SAC, NRW have no objection to the proposal.</p> <p>Dwr Cymru Welsh Water requested a condition: No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul water. Advised that Advised that Five Fords WwTW has a phosphate permit.</p> | 1.5 km west       |
| P/2021/0384 | Llay Royal British Legion, British Legion Social Club, Watts Dyke, Llay, LL12 0RL | Approval of reserved matters pursuant to outline planning permission P/2018/0933 (Mixed use hybrid development comprising residential development (outline), a 4,000 sq ft retail unit (outline), a boxing club (outline), a car park (full), | Granted (26/07/2021)           | <p>NRW did not issue a comment on the phosphate issue.</p> <p>Dwr Cymru Welsh Water had no objection to the application to the application for approval of the reserved matters subject to compliance with the requirements of the drainage conditions imposed</p>                                                                                                                                                                                                                                                                                              | 6.3 km north west |

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|             |                                                                  | details of access (all other matters reserved) and associated works) |                      | on the outline planning permission, and the subsequent applications to vary the conditions thereon.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                   |
| P/2021/0343 | Land to the rear of 35 and 37 Hampshire Drive, Wrexham, LL11 2US | Outline application (all matters reserved) for 1 dwelling            | Granted (05/07/2021) | <p>NRW noted that the method of discharging foul drainage has not been identified in relation to the proposed new dwelling and that the development has the potential to increase the volume or concentration of wastewater and associated phosphate levels being discharged from the site. Advised that such proposals should be screened through a Habitats Regulations Assessment (HRA), to determine whether they are likely to have a significant effect on the SAC.</p> <p>Dwr Cymru requested a condition : No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network. Advised that Five Fords WwTW has a phosphate permit.</p> <p>Planning officer report commented that Five Ford WwTW has capacity to cater for the amount of development projected to take place within the settlements it serves in the period up to 2028. As such, the development will not,</p> | 4.7 km north west |

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|             |                                                           |                          |                      | either alone or in combination with other developments, contribute towards an increase in the phosphate levels in the River Dee and Bala Lake Special Area of Conservation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                   |
| P/2021/0297 | Land at 83 and 85 Heol Offa, Johnstown, Wrexham, LL14 2BB | Erection of 6 apartments | Granted (05/07/2021) | <p>NRW advised that subject to following their Interim Planning Advice and the WCBC are able to conclude that the development is not likely to have a significant effect on the SAC, NRW have no objection to the proposal.</p> <p>Welsh Water requested a condition: No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means.</p> <p>Planning officer report concluded: Foul / wastewater will be drained to the public sewer and WW has confirmed that this is acceptable. The site is served by Five Fords Wastewater Treatment Works (WwTW) which has both a Phosphate consent, and the</p> | 9.1 km south west |

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|             |                                      |                                                                                                |                      | capacity to treat the additional wastewater flows from this development. This will ensure that any increase in the Phosphate levels will be properly managed, and safeguard against any damaging effects to the SAC.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |             |
| P/2021/0263 | Ty Nos, Holt Road, Wrexham, LL13 8NE | Demolition of existing buildings and erection of 19 no. Apartments with ancillary office space | Granted (07/06/2021) | <p>NRW stated that subject to following their Interim Planning Advice and that WCBC are able to conclude that the development is not likely to have a significant effect on the SAC, NRW have no objection to the proposal.</p> <p>Dwr Cymru Welsh Water requested a condition: No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul water.</p> <p>Planning officer report: The site would be connected to the mains sewer which is served by Five Fords Waste Water Treatment Works. This works has capacity and consent to process additional volumes of phosphates. Welsh Water has recommended that a condition requiring a drainage scheme to be submitted and</p> | 3.9 km west |

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|             |                                                                         |                                                                            |                         | approved by the LPA. It is considered reasonable and necessary to impose this condition in the interest of protecting the local environment                                                                                                                                                                                                                                                                                          |                      |
| P/2021/0257 | Bridge House,<br>Vicarage Lane,<br>Penley, Wrexham,<br>LL13 0NF         | Demolition of existing dwelling<br>and erection of replacement<br>dwelling | Granted<br>(17/05/2021) | <p>NRW had no objection to the application. No reference to phosphate issue.</p> <p>Dwr Cymru Welsh Water noted that that the application does not propose to connect to the public sewer, and therefore it had no further comments. Advised that since the proposal intends utilising an alternative to mains drainage the applicant should seek advice from Natural Resources Wales and or the Building Regulations Authority.</p> | 9.2 km south         |
| P/2021/0152 | Land south of<br>Arosfa, Harwd<br>Road, Brymbo,<br>Wrexham, LL11<br>5BP | Erection of a new residential<br>dwelling                                  | Granted<br>(07/06/2021) | <p>NRW stated that subject to following their Interim Planning Advice and the WCBC are able to conclude that the development is not likely to have a significant effect on the SAC, NRW have no objection to the proposal.</p> <p>Dwr Cymru Welsh Water request a planning condition: No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network</p>                  | 8.9 km north<br>west |

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|             |                                                                                     |                                                                                                                                                                                                                                                                                  |                      | Planning report: The site will be served by Five Fords Waste Water Treatment Plant. This has capacity to serve the development as well as having a phosphate consent and as such the proposals will not result in an increase in phosphate levels in the River Dee and Bala Lake SAC.                                                                                                                                                                                     |                   |
| P/2021/0135 | Tan Y Bont, Main Road, Old Rhosrobin, Rhosrobin, Wrexham, LL11 4RL                  | Reserved matters pursuant to outline application P/2016/0189 (application for residential development (up to 189 dwellings) with all matters reserved except for access)                                                                                                         | Granted (15/11/2021) | NRW had no comment to make.<br><br>Dwr Cymru Welsh Water had no objection to the application for approval of the reserved matters subject to compliance with the requirements of the drainage conditions imposed on the outline planning permission, and the subsequent applications to vary the conditions thereon                                                                                                                                                       | 4.8 km north west |
| P/2021/0110 | Land to the north and south of Lane Farm, Rossett Road, Trevalyn, Rossett, LL12 0DS | Reserved matters pursuant to outline application P/2018/0560 (Outline planning application for residential development of two parcels of land (northern parcel for up to 61 no. Dwellings, southern parcel for up to 71 no. Dwellings), extension to community parking facility) | Granted (07/02/2022) | Planning report: Foul water from the site will be disposed of via the mains sewerage system which connects to the Lavister wastewater treatment works (WwTW). This has provision to remove a percentage of phosphorous from wastewater and consents to discharge treated water into adjacent watercourses (and therefore directly or indirectly into the River Dee), subject to specific limits on the amount of phosphorous within the treated water. Whilst the WwTW is | 5.8 km north      |

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|  |  |  |  | <p>currently operating within its consented limits, the existing discharge consent is around 10 years old and pre-date recent case law, and as such need to be reviewed using new data and specially developed models. Whilst the existing provisions in place at the WwTW remove the vast majority of phosphorous from waste water, a residual amount remains. Development which increases foul water flows to the WwTW will therefore also result in an increase of phosphorous discharges into the SAC. There are sufficient provisions in place to ensure that development cannot start until sufficient information has been submitted to demonstrate that the proposed foul water drainage scheme will not give rise to an increase in phosphorous entering the SAC via condition 07 of the Outline Planning permission. Given that condition 07 requires that a foul drainage scheme be approved before development commences, the approval of this application for Reserved Matters will not, by itself, permit the implementation of the Planning permission and will therefore not give rise to an increase of phosphorous discharges into the SAC.</p> |  |
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| P/2021/0109 | Land adjacent to 4 Station Road, Rhostyllen, Wrexham, LL14 4BB | Erection of detached dwelling                                                                                                                                                                                                                                                                                                                    | Granted (10/05/2021)           | Planning report: There would be no adverse impacts on protected species or the River Dee and tributaries SAC and an appropriate assessment is not requires with regard to phosphates as a connection to the main foul drainage system is proposed. No objections are raised subject to conditions.                                      | 7.0 km south west |
| P/2021/0094 | Wrexham Plas Coch, Mold Road, Wrexham, LL11 2AW                | Application for approval of reserved matters pursuant to outline planning permission P/2018/0671 (Demolition of redundant student halls and outline application for up to 410 residential units with access off B5101 together with car parking, landscaping and associated infrastructure on surplus land within the overall plas coch academi) | Granted (30/04/2021)           | NRW had no comment to make on the application.<br><br>Dwr Cymru Welsh Water had no objection to the application for approval of the reserved matters subject to compliance with the requirements of the drainage conditions imposed on the outline planning permission, and the subsequent applications to vary the conditions thereon. | 5.4 km west       |
| P/2021/0013 | Grove Cottage, Wrexham Road, Marchwiel, Wrexham, LL13 0PF      | Outline application (all matters reserved) for one dwelling                                                                                                                                                                                                                                                                                      | Granted (30/04/2021)           | No consultation response from NRW or Dwr Cymry Welsh Water. No planning officer/committee report available on line.                                                                                                                                                                                                                     | 3.9 km south west |
| P/2020/0881 | Land off North Road, Ponciau, Wrexham, LL14 1HF                | Outline application for 10 dwellings and construction of new estate road                                                                                                                                                                                                                                                                         | Pending (Validated 13/01/2021) | NRW stated significant concerns with the proposed development. No information provided regarding the disposal of foul waters from the proposed development.<br><br>Dwr Cymru Welsh Water requested a condition: No surface water                                                                                                        | 9.2 km south west |

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|------------------------------------------|--------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
|                                          |                                                        |                                                                                                                                                                                 |                                | and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network                                                                                                                                                                                           |                   |
| P/2020/0765                              | Land at Bernfels Court, Ponciau, Wrexham, LL14 1HH     | Erection of 2 dwellings                                                                                                                                                         | Granted (13/01/2021)           | No consultation response from NRW.<br><br>Dwr Cymru Welsh Water requested a condition: No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.<br>No planning officer report available on line.                                 | 9.1 km south west |
| P/2020/0724                              | Marford Gate, Chester Road, Marford, Wrexham, LL12 8SF | Outline application (all matters reserved except for access and site layout) for 2 dwellings                                                                                    | Granted (10/05/2021)           | NRW had no comment to make on the application.<br><br>Dwr Cymru Welsh Water requested a condition; No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network<br><br>Planning officer report makes no reference to phosphate issue. | 4.6 km north west |
| <b>Cheshire West and Chester Council</b> |                                                        |                                                                                                                                                                                 |                                |                                                                                                                                                                                                                                                                                                    |                   |
| 22/04461/S73                             | Lyndale Farm, Wrexham Road, Pulford, Chester, CH4 9DG  | Erection of mixed use development comprising of 23 dwellings and 23 commercial units (B1) following demolition of the existing buildings on the site - variation of condition 2 | Pending (Validated 30/11/2022) | Variation of of condition application only                                                                                                                                                                                                                                                         | 8.3 km north      |

|                                  |                                                                                           |                                                                                                              |                                   |                                                                                                                                                                                                                        |                   |
|----------------------------------|-------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
|                                  |                                                                                           | (approved drawings) of<br>19/02685/S73                                                                       |                                   |                                                                                                                                                                                                                        |                   |
| 22/02362/FUL                     | Former Farndon Boarding Kennels and Cattery, Sibbersfield Lane, Farndon, Chester, CH3 6NN | Erection of new dwelling with attached garage                                                                | Granted<br>(26/01/2023)           | No consideration of the impact on the SAC in delegated officer report. No consultation with Natural England.                                                                                                           | 4.1 km north east |
| 22/01830/FUL                     | Willow Cabin, The Green, Poulton, Chester, CH4 9EE                                        | Demolition of existing dwelling, erection of new dwelling                                                    | Granted<br>(13/10/2022)           | No consideration of the potential impact on the SAC in delegated officer report.<br><br>No Consultation with Natural England.                                                                                          | 7.3 km north      |
| 22/01305/FUL                     | Millwood House, Stretton Mill Lane, Cardon, Chester, SY14 7HS                             | Demolition of existing dwelling, garage and pool house to replace with new dwellinghouse and detached garage | Granted<br>(12/05/2023)           | No consideration of the potential impact on the SAC in delegated officer report.<br><br>No Consultation with Natural England.                                                                                          | 6.4 km east       |
| 20/04481/FUL                     | Holywell, Holywell Lane, Clutton, Chester, Cheshire, CH3 9ET                              | Demolition of existing barn and erection of a new dwelling                                                   | Granted<br>(09/02/2022)           | No consideration of the potential impact on the SAC in delegated officer report.<br><br>No Consultation with Natural England. Condition requires a scheme foul water drainage layout.                                  | 9.3 km north east |
| <b>Flintshire County Council</b> |                                                                                           |                                                                                                              |                                   |                                                                                                                                                                                                                        |                   |
| FUL/000769/22                    | Land at Wrexham Road, Abermorddu, Hope, Flintshire, LL12 9DG                              | Erection of 70 dwellings, construction of a new vehicular access, landscaping and associated works           | Pending<br>(Validated 12/12/2022) | NRW raised concerns with the application as submitted because inadequate information has been provided in support of the proposal. Advised FCC to seek further information from the applicant regarding foul drainage. | 9.0 km north west |

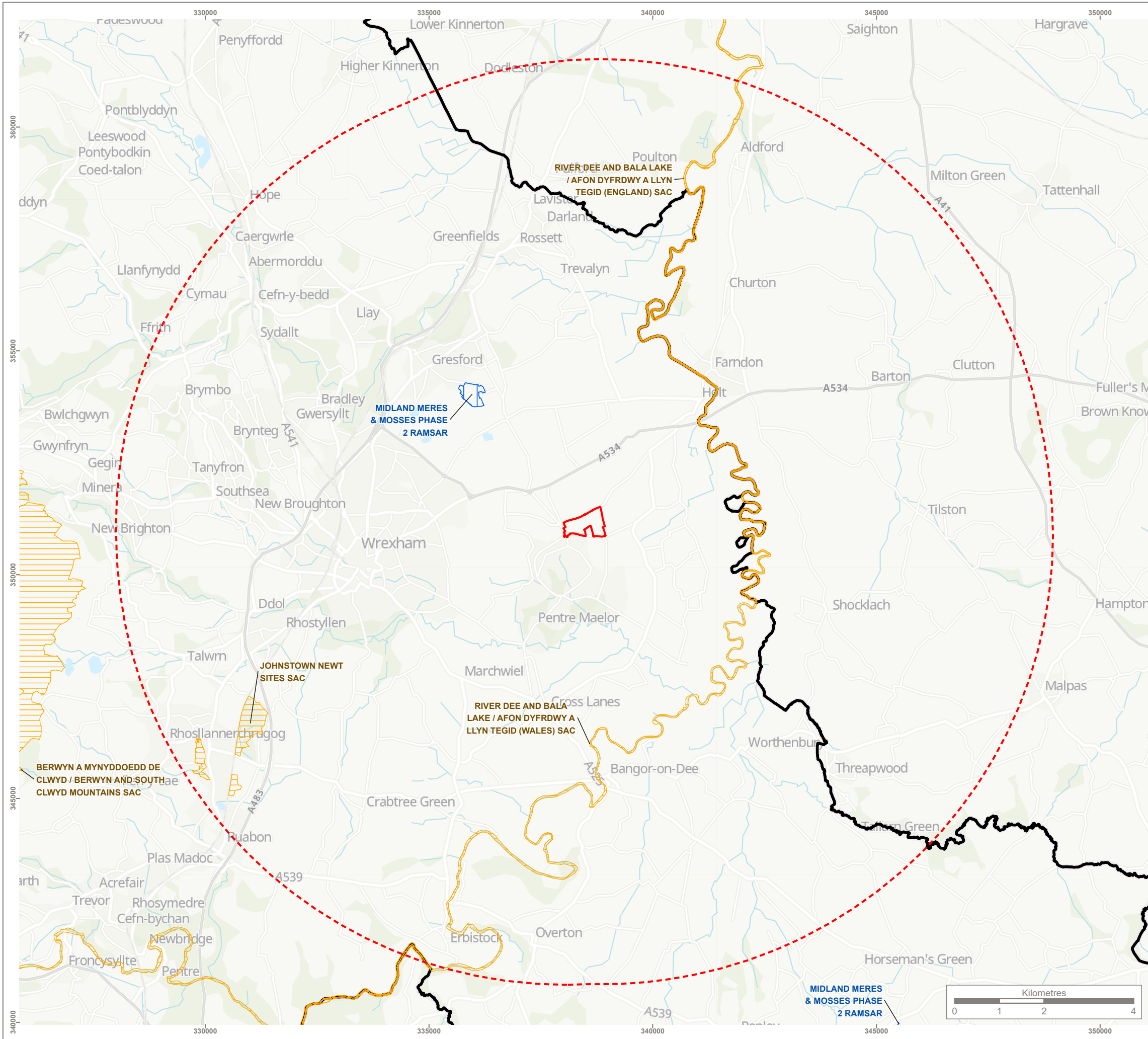
|        |                                                                                  |                                                                              |                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                          |
|--------|----------------------------------------------------------------------------------|------------------------------------------------------------------------------|-----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
|        |                                                                                  |                                                                              |                                               | <p>Dwr Cymru Welsh Water acknowledge that the applicant proposes to discharge foul flows to the public sewage network and confirms capacity exists within the network in order to receive the domestic foul only flows from the proposed development site.</p> <p>Advised that Hope WwTW has a phosphate permit. Requested a condition: No building shall be occupied until the drainage system for the site has been completed in accordance with the approved details.</p>                                               |                          |
| 064077 | <p>Laurel Grove,<br/>Hawarden Road,<br/>Caergwrle,<br/>Wrexham, LL12<br/>9BS</p> | <p>Erection of three new dwellings and associated access and landscaping</p> | <p>Pending<br/>(Validated<br/>28/01/2022)</p> | <p>NRW raised concerns with the application as submitted because inadequate information has been provided in support of the proposal. Advised FCC to consider whether the proposals, as submitted, would increase the volume of foul discharge from the site in planning terms.</p> <p>Dwr Cymru Welsh Water confirmed capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. It recommended that a drainage strategy for the site be</p> | <p>8.9 km north west</p> |

|        |                                                                                     |                                                                                                                         |                         |                                                                                                                                                                                                                                                                              |                   |
|--------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
|        |                                                                                     |                                                                                                                         |                         | appropriately conditioned, implemented in full and retained for the lifetime of the development. Advised that Hope WwTW has a phosphate permit.                                                                                                                              |                   |
| 063506 | 1 Garden Villas,<br>Wrexham Road,<br>Cefn-y-Bedd,<br>LL12 9UT                       | Erection of a detached dwelling                                                                                         | Granted<br>(17/01/2022) | No consideration of the potential impact on the SAC in delegated officer report. Noted that no surface water can enter the main sewer. No Consultation with NRW.                                                                                                             | 8.5 km north west |
| 062344 | Wrexham Signs Ltd, Pughs Yard,<br>Hawarden Road,<br>Caergwrle,<br>Wrexham, LL12 9BB | Proposed residential development                                                                                        | Granted<br>(24/11/2021) | Consultation responses from NRW and Dwr Cymru Welsh Water not available on line.<br><br>Condition 12 states that No development shall commence until a foul water drainage scheme for the site has been submitted to and approved in writing by the local planning authority | 9.2 km north west |
| 061248 | Spectrum Home and Garden Centre, Wrexham Road, Cefn-y-Bedd, Wrexham, LL12 9UR       | Residential development consisting of 14 units with a mixture of 2 storey semi-detached and 3 storey detached dwellings | Granted<br>(21/11/2022) | Consultation responses from NRW and Dwr Cymru Welsh Water not available on line<br><br>Condition 15 states that No development shall commence until a foul water drainage scheme for the site has been submitted to and approved in writing by the local planning authority  | 8.1 km north west |

## Drawings

Drawing 1 – G9134.033 International Sites within 10km

Drawing 2 – Proposed Masterplan (22136-SGP-ZZ-ZZ-DR-A-111006)



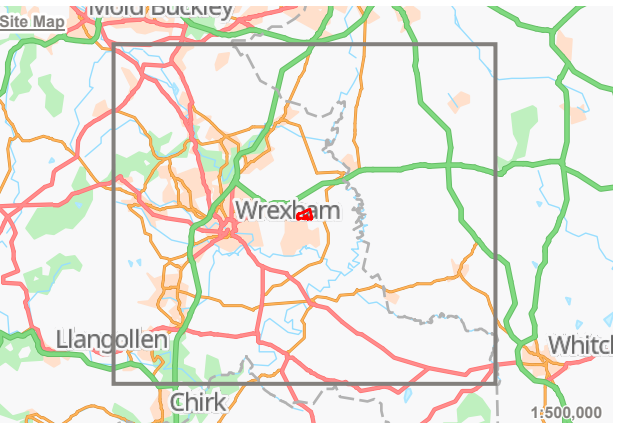
**KEY**

- Site boundary
- Site boundary - 10km buffer
- Wales/England Border

**Layer**

- Ramsar
- Special Area of Conservation (SAC)

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| Rev | Description | Drawn | Approved | Date |
|-----|-------------|-------|----------|------|
|     |             |       |          |      |



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Project  
**Land North of Bryn Lane, Wrexham**

Title  
**Internationally Designated Sites within 10km Buffer**

Drawing Number  
**G9134.033**

| Drawn | Checked | Approved | Scale         | Date       |
|-------|---------|----------|---------------|------------|
| SP    | BJ      | AE       | 1:85,000 @ A3 | 20/04/2023 |

| Rev | Date       | By  | Description                                                  |
|-----|------------|-----|--------------------------------------------------------------|
| A   | 27/03/2023 | AZ  | Drawing revised in line with comments received on 27/03/2023 |
| B   | 29/03/2023 | AZ  | Drawing revised in line with comments received on 29/03/2023 |
| C   | 25/04/2023 | JWS | Drawing revised in line with comments received on 25/04/2023 |
| D   | 19/05/2023 | AZ  | Drawing revised in line with comments received on 19/05/2023 |

| LEGEND |                                               |
|--------|-----------------------------------------------|
|        | Application Boundary<br>37.21Ha    91.84Ac    |
|        | Ownership Boundary<br>89.30Ha    220.66Ac     |
|        | Retained Trees                                |
|        | Proposed Bunds                                |
|        | Retained Ponds                                |
|        | Proposed Ponds                                |
|        | Veteran Tree Buffer                           |
|        | Proposed Green Corridor                       |
|        | Proposed Area of Outline Planning Application |

**Note:**  
Refer to landscaping plan for landscaping details.



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Wrexham  
Bryn Lane

Drawing Name:  
Proposed Masterplan

Drawing Stage: **PLANNING**

Status: **INFORMATION**

SGP File Ref: 22136-SGP-ZZ-ZZ-M3-A-000001

SGP Project No: 08/03/2023 AZ MMS 1:1250 @ A0

Drawing Number: 22136-SGP-ZZ-ZZ-DR-A-11006

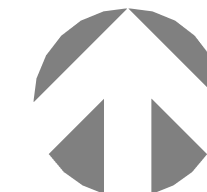
Project Code: 08/03/2023 AZ MMS 1:1250 @ A0

## Proposed Masterplan

1:1250

SCALE 1:1250

25m 125m



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