Phosphorus Impact Statement & Revised HMO Proposal
Planning Application Ref: P/2025/0101
Site Address: 96 Erddig Road
Applicant: Shaun Myddelton
Date: 25 April 2025

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1. Introduction
This statement supports a revised planning application for 96 Erddig Road, Wrexham. The proposal is now for a 5-bedroom, 5-person House in Multiple Occupation (HMO), reduced from the original 6-bedroom scheme.
The revision has been made in response to consultation with the Local Planning Authority (LPA) and Natural Resources Wales (NRW), following concerns about phosphorus loading into the River Dee and Bala Lake Special Area of Conservation (SAC). This document demonstrates that the revised proposal results in no net increase—and a likely reduction—in phosphorus discharge when compared to the existing use.

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2. Existing Use: 5-Person Family Dwelling
The property is currently a 5-bedroom house, capable of accommodating a family of 5 under its lawful use.
According to British Water's *Flows and Loads 4* guidance:

- Daily discharge per person: **150 litres**
- Total baseline discharge: **150L × 5 = 750 litres/day**

This forms the benchmark for comparison.

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3. Proposed Use: 5-Person HMO
The revised proposal is for a 5-bedroom, 5-person HMO, with each occupant having a private en-suite. Importantly, this does not increase the number of people residing in the property.
Although the layout changes to a more independent living style, the number of residents remains identical to the existing baseline. To further reduce impact, the HMO will incorporate enhanced water efficiency measures as detailed below.

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4. Water Efficiency Strategy
The proposed HMO will incorporate the following features:

- Dual-flush, low-flush toilets
- Flow-restricted taps and showers
- Efficient dishwashers and washing machines
- Occupant signage to promote reduced water use

These measures are consistent with **Building Regulations Part G** (Sanitation, Hot Water Safety & Water Efficiency), and target water use of **less than 105 litres per person per day**.
Projected discharge: 105L × 5 = 525 litres/day
Reduction vs existing use: 750L - 525L = 225 litres/day (**30% decrease**)

5. Wastewater Discharge Summary

The site is connected to the **main public sewer**, with all wastewater conveyed to the **Five Fords Wastewater Treatment Works (WwTW)**, which operates under an Environmental Permit.

Use Type	No. of Occupants	Usage Rate (L/person/day)	Total Daily Discharge (Litres)
Existing - Family Dwelling	5	150	750
Proposed - 5-bed HMO	5	105	525

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6. Conclusion

The revised proposal:

- Maintains the existing number of residents
- Introduces water-efficient design to reduce overall discharge
- Demonstrates compliance with British Water and Building Regulations Part G
- Directs all wastewater to a permitted WwTW with no private treatment involved
- Results in a **30% reduction** in daily wastewater, equating to a net reduction in phosphorus output

Accordingly, the proposal does not lead to an adverse effect on the integrity of the River Dee SAC and meets the requirements of the Habitats Regulations Assessment process and LDP policies **NE1** and **NE6**.

The applicant welcomes further feedback and looks forward to progressing the application.

Shaun Myddelton
Email: myddeltonproperty@gmail.com
Phone: 07860 618808