



HABITAT REGULATION ASSESSMENT JUSTIFICATION

DEVELOPMENT: Change of use of existing building from agriculture to mixed use B1/B8 (Mirco Brewery) and all associated works (retrospective)

LOCATION: Old Farm
Bowling Bank
Wrexham
LL13 9RT

CLIENT: Mr R Williams

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July 2024

Screening Assessment

This advice to Planning Authorities is the opinion of Natural Resources Wales in relation to nature conservation, and the impacts of proposed developments requiring planning consent on phosphorus sensitive river Special Areas of Conservation (SACs).

For the purposes of the Conservation of Habitats and Species Regulations 2017 (referred to in this Advice as the Habitats Regulations), the Planning Authority is a competent authority responsible for undertaking the Habitats Regulations Assessment of implications of a plan or project on an SAC. As such, it is a matter for the Planning Authority to determine whether a plan or project is likely to have a significant effect on an SAC having considered this advice.

This is version 3.1 of our advice, published in August 2023.

The following developments can be screened out as not likely to have a significant effect on a river SAC in relation to phosphorus inputs as there is unlikely to be a source of additional phosphorus or pathway for impacts:

a) any development that does not increase the volume and phosphorus concentration of wastewater

Reduction in wastewater due to dairy farming stopping in the sheds that are proposed for change of use

b) any development that improves existing water quality discharges by reducing the phosphorus concentration of wastewater without increasing volume or by decreasing the volume of wastewater produced without increasing the concentration of phosphorus

Yes, as above.

c) developments intended to provide services, facilities, commercial sites, or places of employment (e.g., community buildings, schools etc.) for a local population already served by residential connections to existing public or private sewers discharging within the SAC river catchment

Yes, the development provides a commercial site for the local population.

d) any development that reduces the frequency, or volume of irregular phosphorus discharges within a SAC river catchment such as the erection of agricultural structures and drainage schemes to separate rainwater from manures and slurries by covering yards and existing manure/slurry stores. Note that any such development must not be linked to an increase in livestock numbers or the capacity for an increase in livestock numbers through the provision of additional infrastructure.

N/A

e) private sewage treatment systems discharging domestic wastewater to ground, which are built to the relevant **British Standard (BS 6297:2007+A1:2008)**, the maximum daily discharge rate is less than 2 cubic metres (m³) and the drainage field is located more than 40m from any surface water feature such as a river, stream, ditch or drain and located more than 50m from a SAC boundary and at least 200m from any other known discharge to ground

We propose a private treatment plant.

i) The private sewerage treatment system discharges domestic wastewater to ground, which will be built to the relevant **British Standard (BS 6297:2007+A1:2008)**,

The proposed biodisc treatment plant will be built to the relevant British Standard (BS 6297:2007+A1:2008),

ii) the maximum daily discharge rate is less than 2 cubic metres (m³)

The maximum daily discharge is under 2 cubic meters (m³)

iii) the drainage field is located more than 40m from any surface water feature such as a river, stream, ditch or drain

we confirm the drainage field is location more than 40m from any surface water

iv) the drainage field is located more than 50m from a SAC boundary

We confirm the drainage field is location more than 50m from the SAC boundary

v) the drainage field is at least 200m from any other known discharge to ground

We confirm the drainage field is 200m from any discharge to ground

Conclusion

Based on the above the proposed rural enterprise dwelling will not likely have an effect of the SAC as our development applies with the above criteria regarding private sewerage treatment plants and as such can be screened out as it is not likely to have a significant effect on a river SAC in relation to the phosphorus inputs as there is unlikely to be a source phosphorus or pathway for impacts.

We feel that we screen out under a), b) and c) and if this is not agreed with, meet requirement e) as per the above.

Our development clearly meets the screening out criteria and as such can be screened out for HRA purposes.