

Woodsyde Developments Limited

Development Consultants



*Directors: Mr A W Gough
Mrs L M Gough*

Development Management Planning Officer
Wrexham County Borough Council
Lambpit Street
Wrexham
LL11 1AR.

Your ref: P/2023/0132

19th August 2024

Dear Sir/Madam,

P/2023/0132 – Cloy Bank Farm, Cloy Lane, Overton, Wrexham, LL13 0HR

We are in receipt of the consultation response and comments offered by Gwyn Humphreys – Lead Officer – Development Management in respect of the above planning application, however I believe he has now left the Council.

Reference is made to justification of the use of a private foul water treatment system, its impact on the SAC and confirmation that the proposals are in-line with the requirements of the Welsh Government Circular 008/2018 and NRW's advice to planning authorities for planning applications affecting phosphorus sensitive river Special Areas of Conservation.

You will be aware that the existing dwelling was originally served by the septic tank and drainage field to the south-west, which has a capacity of 3100 litres (3.1m³), which equates to 8 persons. When the house was renovated an additional septic tank and drainage field was installed to the north-east and two of the bedrooms were diverted to this. Currently, only one bedroom from the existing house drains to the original septic tank. The proposals are for a 2-bedroomed holiday let and therefore the existing septic tank and drainage field to the south-west has suitable capacity for the additional 2-bedroomed proposal.

A management and maintenance arrangement can be clearly set out by the applicant which will provide regular inspections, annual maintenance and emptying, which is what currently takes place.

The land in which the existing foul water drainage field sits is an existing paddock laid to permanent pasture and is not therefore treated with any farm manure or other manmade fertilizer. The ground has suitable porosity and the watercourses are in excess of 100m to the west, so there will be no risk to this source given the significant distance between the two. We note that the nearest property is approximately 360m to the south-east and therefore if this property did discharge to ground then the proposals would be over 200m away. The property is also approximately 7m higher vertically in levels. Ordinarily we would expect any discharge of water from the proposals to discharge in a natural gravitational manner where this would not in any way reach the second source of foul water treatment and would not therefore in our opinion have any effects on that system. We are aware and have confirmed that the ground has good porosity and is therefore suitable ground to utilise the existing suitably sized septic tank and drainage field. The septic tanks and drainage fields have been in use for a number of years and we believe that no problems have been encountered and the cleaned effluent soaks away satisfactorily.

In conclusion, we consider that the re-use of the spare capacity within the existing septic tank will not cause any significant effect upon the integrity of the River Dee and Bala Lake Special Area of Conservation (SAC). The existing/proposed private foul water treatment system is in accordance with BS6297:2007+A1:2008, with a suitably sized drainage field. The maximum daily discharge through the system will be less than 2 cubic metres. In addition, the existing drainage field is at least 40 metres from any surface water feature, more than 50 metres from a SAC boundary and over 200 metres from any other known foul discharge to ground. As the existing septic tank is sized for the proposals, the drainage field size is also considered to be suitable and designed for the volume of discharge proposed.

We trust the above sets out the additional information requested for permitting such a drainage arrangement that will not cause any significant effect upon the integrity of the River Dee and Bala Lake Special Area of Conservation and you will now on balance be in a position to support the application.

Kind regards.

Yours sincerely,

A W Gough
Director