

Wrexham CBC Local Planning Authority

HRA Screening Report for Phosphate inputs in the river Special Areas of Conservation (SACs)

River Dee and Bala Lake/ Afon Dyfrdwy a Llyn Tegid (UK0030252)

Annex I habitats present which are a primary reason for selection of this site:

- 3260 Water courses of plain to montane levels with the *Ranunculus fluitantis* and *Callitriche-Batrachion* vegetation

The Annex II species that are a primary reason for selection of this site are:

- 1106 Atlantic salmon *Salmo salar*
- 1831 Floating water-plantain *Luronium natans*

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

- 1095 Sea lamprey *Petromyzon marinus*
- 1096 Brook lamprey *Lampetra planeri*
- 1099 River lamprey *Lampetra fluviatilis*
- 1163 Bullhead *Cottus gobio*
- 1355 Otter *Lutra lutra*

Application Number: P/2024/0055

Site Name: Unit 1b, Regent House, Regent Street, Wrexham

Brief Description: Change of Use from A1 Retail to A3 take away

Waste Water Treatment Works: Five Fords

NRW advice on what this means for development proposals involving connection to public wastewater treatment works:

Where a wastewater treatment works permit has been reviewed against revised phosphorus targets and, in some cases, varied accordingly, new developments connecting to the associated public sewer should still be subject to a Habitats Regulations Assessment by the Planning Authority. Whilst the phosphorus impacts of new connections should be considered on a case-by-case basis, it is likely that a conclusion of no likely significant effect could be drawn in some cases in the context of water quality impacts where the following apply:

	Criteria (all must be satisfied):	Relevant information:	Comments / observations:
	The environmental permit for the associated wastewater treatment works has been reviewed against revised conservation objectives for water quality	Welsh Water Consultation Response	A new permit has been issued by NRW for Five Fords WWTW.
	There is capacity in place to accommodate the additional wastewater in compliance with revised permit limits.	Welsh Water Consultation Response	WW have confirmed that there is capacity.
	The sewer network and associated WwTW has the hydraulic capacity for new connections without leading to an increase in the	Welsh Water Consultation Response	WW have confirmed the principle of connecting to the mains sewer and that there is capacity at Five Fords.

	environmental impact of storm overflows		
	Information submitted includes: • confirmation of how foul drainage will be managed • scale plans showing the location of the nearest public sewer and proposed connection point • that rainwater is kept separate from foul wastewater and discharged in line with planning guidance on rainwater disposal.	Supporting information confirming that the development will connect to the public sewer network. The development would be subject to separate SAB approval.	
New developments connecting to the associated public sewer should still be subject to a Habitats Regulations Assessment by the Planning Authority. The scope of a Habitats Regulations Assessment may need to be wider than the scope of the permit review and consider other site characteristics, new information or changes in circumstances. Are all the above questions resolved Y/N?			Yes

Completed by	11/03/2024	Sarah Brett Senior Policy Officer
Checked by	20/03/2024	Gwyn Humphreys, Lead Officer - DM